



OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661



PROPOSED LOGISTICS FACILITY

2256 CLAREMONT COURT
 HAYWARD, CALIFORNIA
 04/30/24 Project #: 23038

PROJECT TEAM

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 OKW ARCHITECTS
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 CHICAGO, IL 60661
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CIVIL ENGINEER
 RYAN BERNAL, PE
 KIMLEY-HORN AND ASSOCIATES, INC.
 2121 S EL CAMINO REAL SUITE 550
 SAN MATEO, CA 94403
 650-285-2115
 RYAN.BERNAL@KIMLEY-HORN.COM

CITY BENCHMARK

ELEVATION: 8.848 FEET
 DATUM: NGVD 29
 POINT ID: BM IND-HOP (CITY OF HAYWARD)
 COI FTS: 1062
 DESCRIPTION: BRASS DISK MONUMENT IN WELL
 LOCATION: INTERSECTION OF INDUSTRIAL PARKWAY AND HOPKINS STREET

THE ELEVATIONS AND CONTOURS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON NGVD 29 DATUM PER CITY OF HAYWARD DESIGN STANDARDS. AS INSTRUCTED BY CITY OF HAYWARD CITY SURVEYOR BRIAN SPORE, PLS.

CONVERSION TO NAVD 88:
 NGVD 29 + 2.78 FEET = NAVD 88
 BASED ON NGS BENCH MARK L 1326 // PID HT2353

MY FIELD SURVEY USING GPS RTK MEASUREMENTS COMPARING CITY OF HAYWARD BM IND-HOP (NGVD 29) AND NGS BM L1326 NAVD 88) MEASURED A DIFFERENCE OF 2.79 FEET.

BASIS OF BEARINGS

THE BEARING NORTH 88°10'25" WEST BEING THE MONUMENT LINE AS SHOWN ON THE PARCEL MAP FILED FOR RECORD ON RECORDING DATE OCTOBER 24TH, 1979 IN BOOK 113 OF PARCEL MAPS AT PAGE 38 IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, WAS USED AS THE BASIS FOR ALL BEARING SHOWN HEREON.

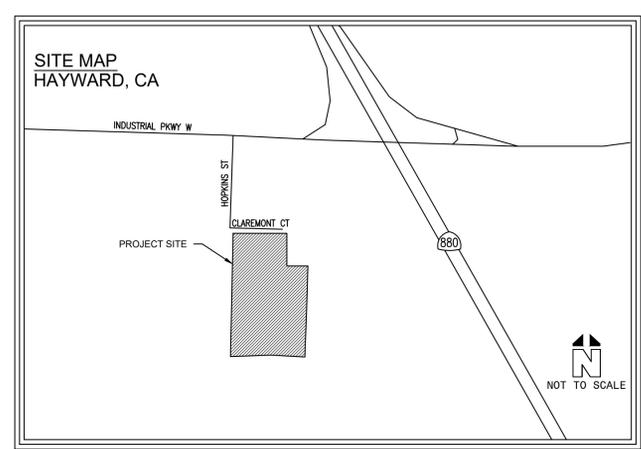
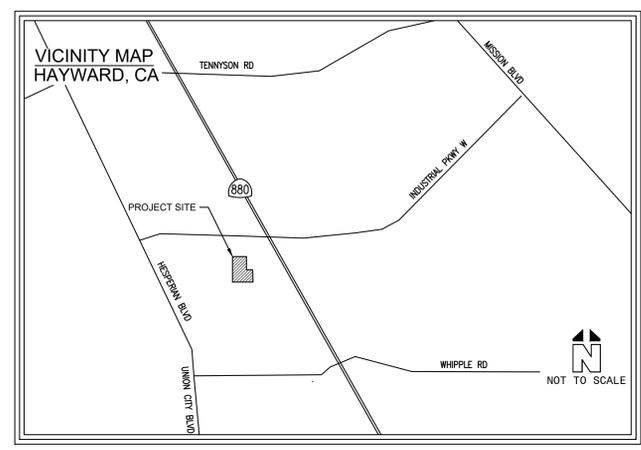
PLANS FOR SITE DESIGN REVIEW AND CONDITIONAL USE PERMIT

FOR

2256 CLAREMONT COURT
 HAYWARD, CA 94545

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A1	BUILDING ELEVATIONS (COLORED)
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P301	WASTE & VENT RISER
P302	WATER RISER
P401	PLUMBING SCHEDULES & DETAILS
P501	TITLE 24 WATER HEATING



Drawing name: K:\SMT_LDEV\197692001 - hayward_industrial\03_CADD\Exhibits\entitlement_package\C1.0_CIVIL_COVER_SHEET.dwg C1.0 COVER SHEET Jul 02, 2025 5:31pm by: Matt.Mendezoza
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ISSUE	DATE	DESCRIPTION
	12/01/2023	ENTITLEMENTS SUBMITTAL
	7/2/2025	ENTITLEMENTS RESUBMITTAL

CG
DRAWN BY MM
CHECKED BY TB
RECOMMENDED

Kimley»Horn

2121 S EL CAMINO REAL SUITE 550
 SAN MATEO, CA 94403
 650-285-2115

PREPARED UNDER THE DIRECT SUPERVISION OF:
 RYAN BERNAL, R.C.E. NO. 76706

DATE: EXP. 12/31/2024

CITY OF HAYWARD

APPROVED BY: _____ DATE: _____

CITY ENGINEER RCE # _____ EXP _____

2256 CLAREMONT COURT
 HAYWARD, CA 94545

CITY OF HAYWARD ALAMEDA COUNTY

COVER SHEET

C1.0

Drawing name: K:\SMT_LDEV\197692001 - Hayward Industrial\03_CADD\Exhibits\entitlement_package\C2.0 PRELIMINARY SITE PLAN.dwg C2.0 PRELIMINARY SITE PLAN Jul 02, 2025 5:31pm by: Matt Mendoza
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OWNER: XPO LOGISTICS FREIGHTS INC
APN: 463-0025-040

OWNER: 880 BUSINESS PARK LLC
APN: 463-0025-005

LEGEND:

- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE / SETBACK LINE
- APPROXIMATE LIMITS OF DISTURBANCE
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE/PLANTER AREA
- ASPHALT PAVEMENT MILL AND OVERLAY
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED BIORETENTION
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- SIGN POST
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES
- UNDERGROUND STORAGE TANKS
- PROPOSED CURB CUTS

SITE DATA

PROJECT DESCRIPTION: DEMOLITION OF EXISTING STRUCTURE, CONSTRUCTION OF NEW FACILITY AND EXTENSION OF PAVING FOR TRUCK ACCESS AND PARKING, STORMWATER MANAGEMENT FEATURES, EXTENSION OF UTILITY SERVICES.

ADDRESS: 2256 CLAREMONT CT, HAYWARD, CA 94545

APN: 463-0025-043

ZONING DISTRICT: IG - GENERAL INDUSTRIAL

ADJACENT ZONING DISTRICTS: N: GENERAL INDUSTRIAL
W: GENERAL INDUSTRIAL
E: GENERAL INDUSTRIAL

LAND USE: INDUSTRIAL TECHNOLOGY AND INNOVATION CORRIDOR

ADJACENT LAND USE: N: INDUSTRIAL TECHNOLOGY AND INNOVATION CORRIDOR
W: INDUSTRIAL TECHNOLOGY AND INNOVATION CORRIDOR
E: INDUSTRIAL TECHNOLOGY AND INNOVATION CORRIDOR

GENERAL PLAN DISTRICT: INDUSTRIAL

FLOOD ZONE: ZONE AE - AREAS DETERMINED TO BE INUNDATED BY A 100-YR FLOOD EVENT.

TOTAL DISTURBED AREA:	228,434 S.F.	(5.24 AC)	
PROPOSED LOT COVERAGE			
TOTAL SITE AREA:	343,348 S.F.	(7.88 AC)	100%
BUILDING AREA:	43,704 S.F.	(1.00 AC)	12.7%
IMPERVIOUS AREA (OVERLAY):	127,857 S.F.	(2.94 AC)	37.2%
IMPERVIOUS AREA (FULL DEPTH):	146,196 S.F.	(3.36 AC)	42.6%
LANDSCAPE AREA/OPEN SPACE:	25,591 S.F.	(0.59 AC)	7.50%

PARKING SUMMARY:

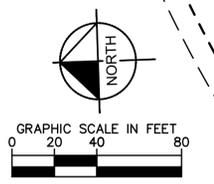
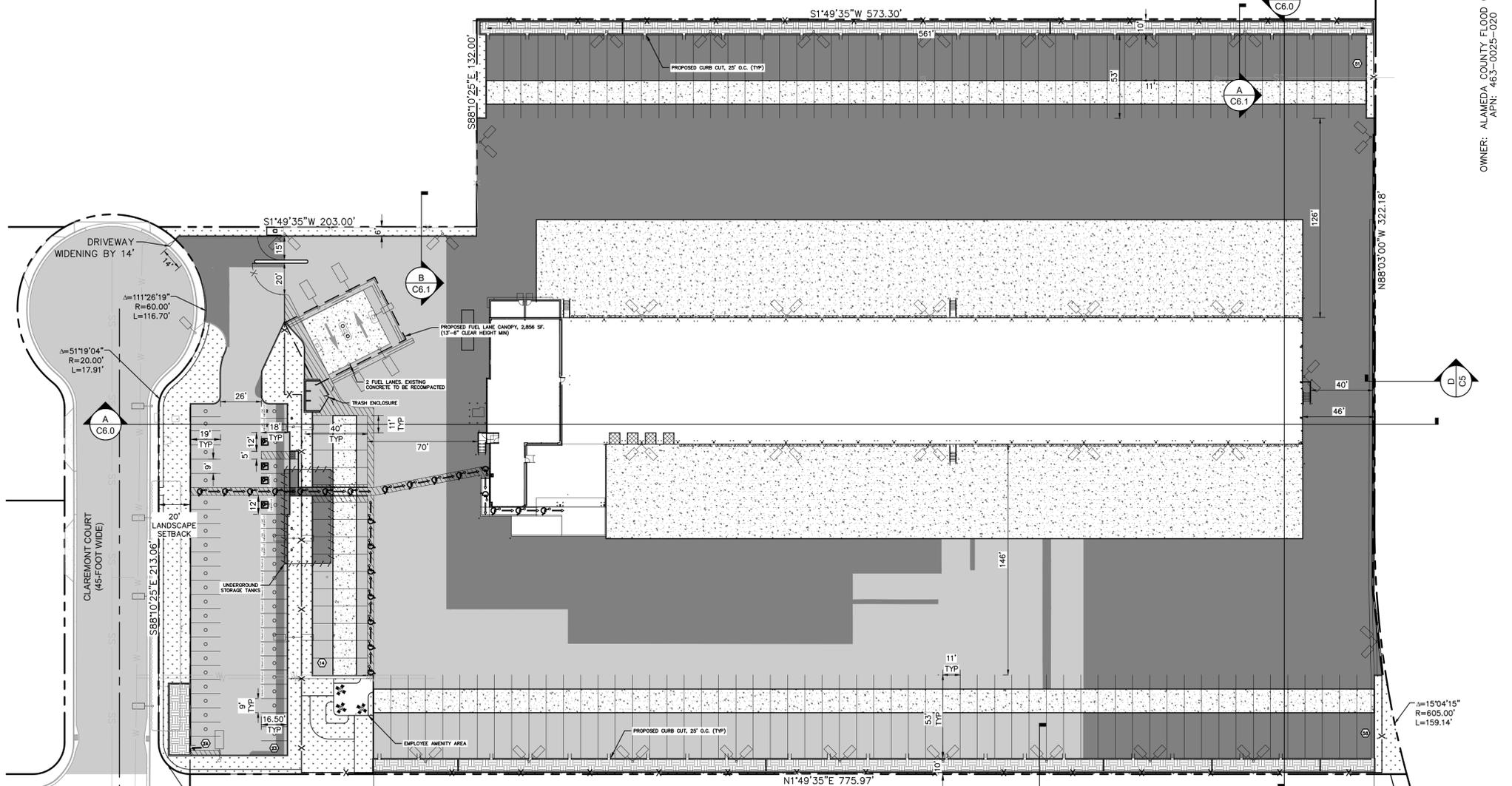
BUILDING: 43,704 S.F. TOTAL

22 STALLS REQUIRED

- ADA PARKING FOR 26-50 PARKING STALLS = 2 ADA STALLS REQUIRED PER CITY OF HAYWARD MUNICIPAL CODE
- EV PARKING FOR 26-50 PARKING STALLS = 17 EV CAPABLE SPACES AND 6 EVCS SPACES REQUIRED FOR TIER 2 PER 2022 CALGREEN
- 1 EVSE MUST BE VAN ACCESSIBLE

TOTAL NUMBER OF PARKING SPACES PROVIDED = 61

PARKING TABLE:	EXISTING	PROPOSED	REQUIRED
STANDARD	47	48	22
TRUCK	102	123	-
BICYCLE	-	3	3
EV CHARGING	-	17	17
EV ACCESSIBLE	-	1	1
ACCESSIBLE	-	3	3



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JR
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RECOMMENDED

Kimley»Horn

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SAN MATEO, CA 94403
650-285-2115

PREPARED UNDER THE DIRECT SUPERVISION OF:
RYAN BERNAL, R.C.E. NO. 76706

DATE: EXP. 12/31/2024

CITY OF HAYWARD

APPROVED BY:

CITY ENGINEER RCE # EXP DATE

2256 CLAREMONT COURT
HAYWARD, CA 94545

CITY OF HAYWARD ALAMEDA COUNTY

PRELIMINARY SITE PLAN

C2.0



Drawing name: K:\SMT\DEV\197692001 - Hayward Industrial\03_CADD\Exhibits\entitlement_package\C2.1 PRELIMINARY DEMOLITION PLAN Jul 02, 2025 5:31pm by: Matt Mendezza
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OWNER: 880 BUSINESS PARK LLC
APN: 463-0025-005

LEGEND:

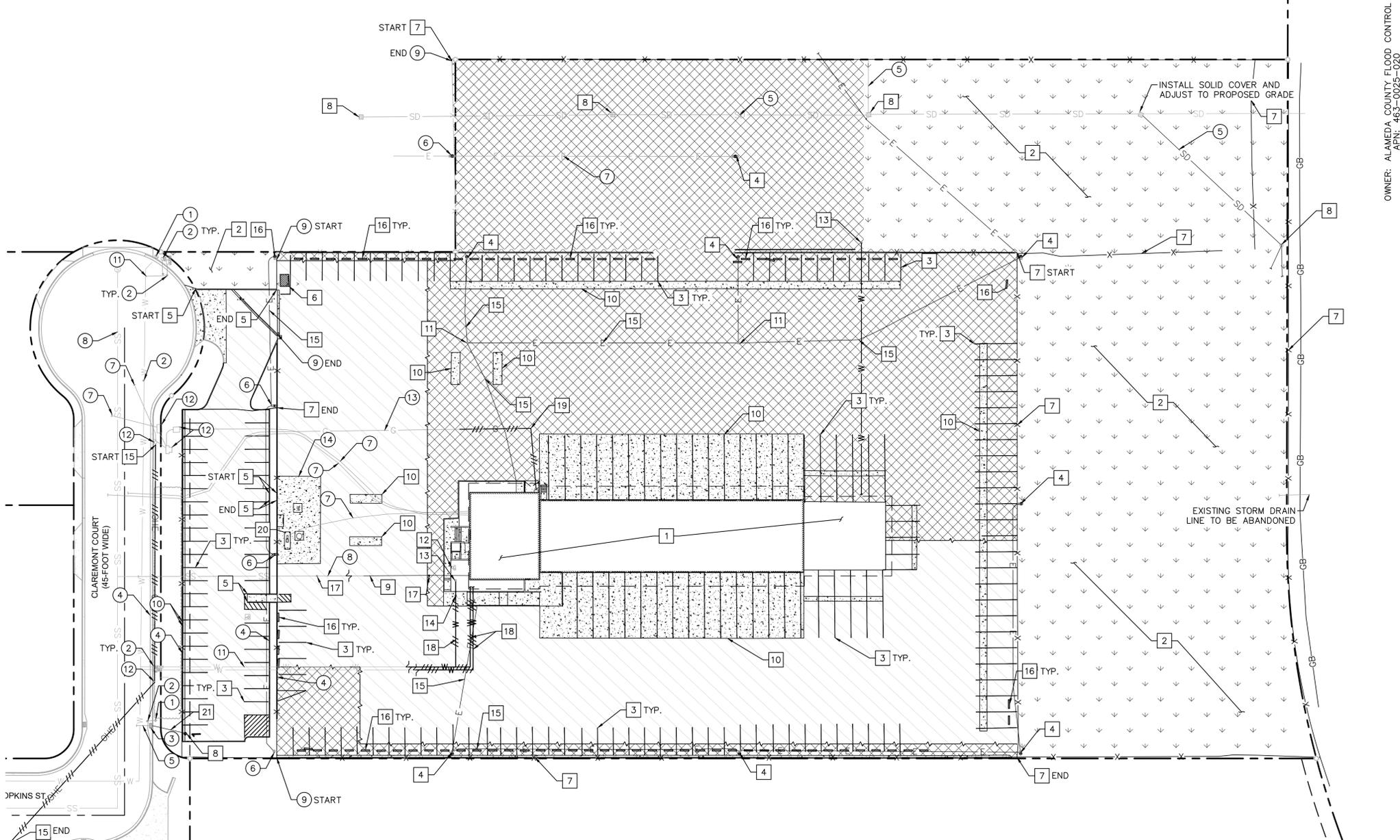
- — — — — CENTER LINE
 - — — — — PROPERTY LINE
 - - - - - EASEMENT LINE / SETBACK LINE
 - - - - - APPROXIMATE LIMIT OF WORK LINE
 - - - - - SAWCUT LINE
 - SD — EXISTING STORM DRAIN LINE
 - SS — EXISTING SEWER LINE
 - G — EXISTING GAS LINE
 - W — EXISTING WATER LINE
 - E — EXISTING ELECTRICAL LINE
 - T — EXISTING TELECOMMUNICATION LINE
 - OHE — EXISTING OVERHEAD ELECTRICAL LINE
 - — — — — EXISTING UTILITY TO BE REMOVED
-
- EXISTING ASPHALT TO BE REMOVED
 - EXISTING TO REMAIN ASPHALT
 - EXISTING LANDSCAPE TO BE REMOVED
 - EXISTING LANDSCAPE TO REMAIN
 - EXISTING CONCRETE PAVEMENT TO BE REMOVED

DEMOLITION NOTES

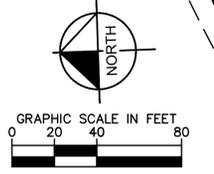
- 1 REMOVE EXISTING BUILDING AND SURROUNDING FEATURES. UTILITIES TO BE CAPPED FOR FUTURE CONNECTION. FOUNDATION REMOVALS PER GEOTECHNICAL REPORT.
- 2 REMOVE EXISTING LANDSCAPE, PROTECT IRRIGATION SYSTEM TO REMAIN
- 3 REMOVE EXISTING STRIPING.
- 4 REMOVE EXISTING LIGHT POLE. CONTRACTOR TO FIELD CONFIRM CONDUIT ROUTING AND COORDINATE SHUTDOWNS/REROUTES/RELOCATIONS WITH ON-SITE SHOPPING CENTER MAINTENANCE PERSONNEL AND ADJACENT TENANTS PRIOR TO CONSTRUCTION.
- 5 REMOVE EXISTING CURB / CURB & GUTTER.
- 6 REMOVE EXISTING EXISTING SECURITY BOOTH / STRUCTURE.
- 7 REMOVE EXISTING FENCE.
- 8 REMOVE EXISTING STORM DRAIN INLET.
- 9 REMOVE EXISTING SEWER LINE
- 10 REMOVE EXISTING CONCRETE PAVEMENT
- 11 REMOVE EXISTING ELECTRICAL STRUCTURE
- 12 REMOVE EXISTING CONCRETE STRUCTURE
- 13 REMOVE EXISTING FIRE HYDRANT
- 14 REMOVE EXISTING WATER METER / VALVE / BACKFLOW PREVENTER
- 15 REMOVE EXISTING ELECTRICAL LINE
- 16 REMOVE EXISTING CONCRETE PARKING STOP BLOCKS, RETAIN FOR REUSE
- 17 REMOVE EXISTING SEWER CLEANOUT
- 18 REMOVE EXISTING WATER LINE
- 19 REMOVE EXISTING GAS LINE
- 20 REMOVE EXISTING GAS PUMP
- 21 REMOVE EXISTING STORM DRAIN LINE

PROTECTION NOTES

- 1 PROTECT-IN-PLACE EXISTING FIRE HYDRANT.
- 2 PROTECT EXISTING WATER METER / VALVE / BACKFLOW PREVENTER.
- 3 PROTECT-IN-PLACE EXISTING STORM DRAIN INLET.
- 4 PROTECT-IN-PLACE EXISTING CURB / CURB & GUTTER.
- 5 PROTECT-IN-PLACE EXISTING STORM DRAIN LINE.
- 6 PROTECT-IN-PLACE EXISTING LIGHT POLE.
- 7 PROTECT-IN-PLACE EXISTING ELECTRICAL LINE.
- 8 PROTECT-IN-PLACE EXISTING SEWER LINE.
- 9 PROTECT IN PLACE FENCE.
- 10 PROTECT IN-PLACE EXISTING TREE.
- 11 PROTECT-IN-PLACE EXISTING WATER LINE.
- 12 PROTECT-IN-PLACE ELECTRICAL STRUCTURE.
- 13 PROTECT-IN-PLACE GAS LINE.
- 14 PROTECT-IN-PLACE EXISTING UNDERGROUND TANKS.



OWNER: ALAMEDA COUNTY FLOOD CONTROL
APN: 463-0025-020



ISSUE	DATE	DESCRIPTION
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JR
DRAWN BY
MM
CHECKED BY
TB
RECOMMENDED

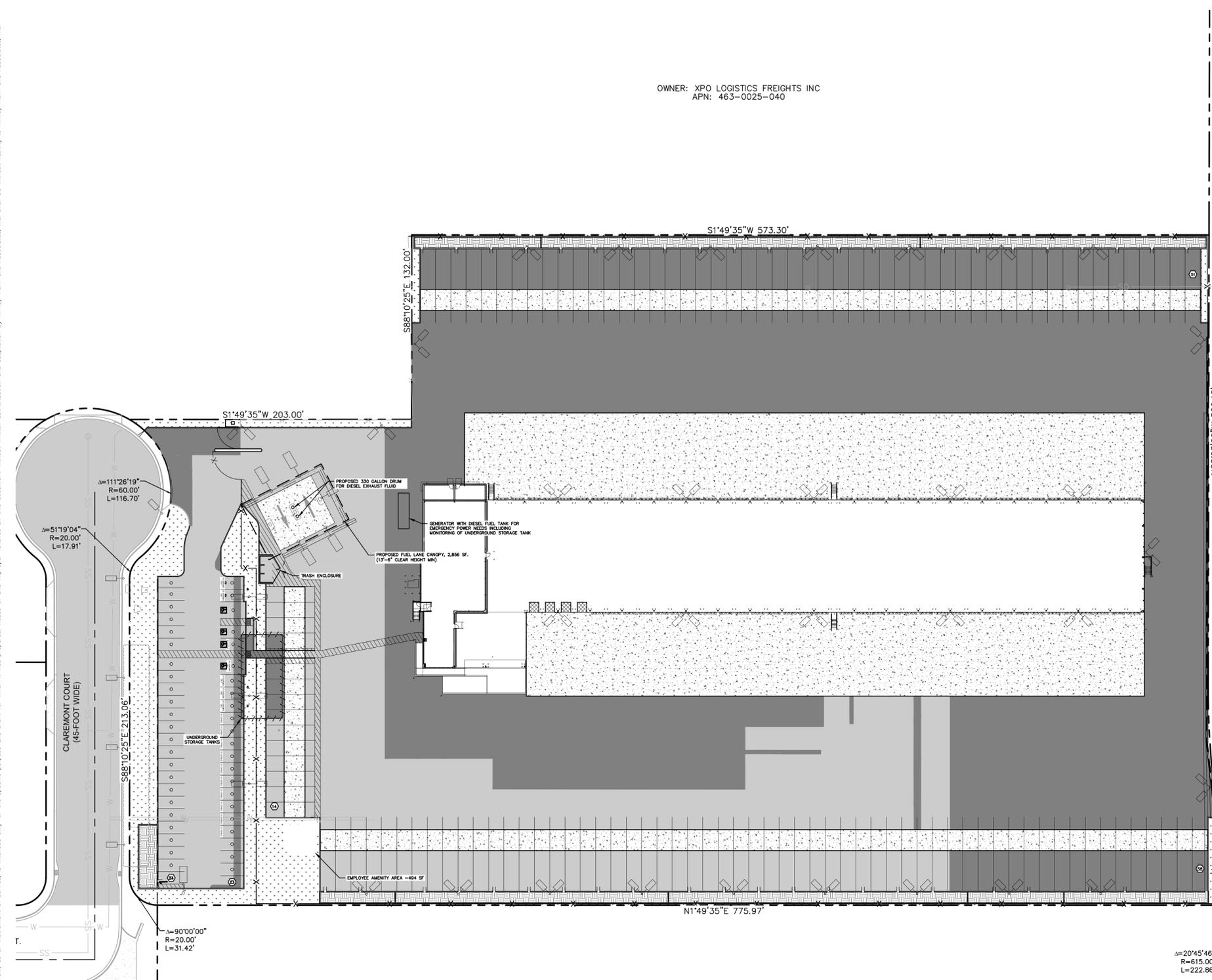
Kimley»Horn
2121 S EL CAMINO REAL SUITE 550
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650-285-2115
PREPARED UNDER THE DIRECT SUPERVISION OF:
RYAN BERNAL, R.C.E. NO. 76706
DATE: EXP. 12/31/2024

CITY OF HAYWARD
APPROVED BY:
CITY ENGINEER
RCE # EXP DATE

2256 CLAREMONT COURT
HAYWARD, CA 94545

CITY OF HAYWARD ALAMEDA COUNTY
PRELIMINARY DEMOLITION PLAN

Drawing name: K:\SMT\DEV\197692001 - Hayward Industrial\03_CADD\Exhibits\entitlement_package\C2.2 PRELIMINARY HAZ PLAN.dwg C2.2 PRELIMINARY HAZ PLAN Jul 02, 2025 5:31pm by: Matt Mendoso
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APN: 463-0025-005

OWNER: ALAMEDA COUNTY FLOOD CONTROL
APN: 463-0025-020

CHEMICAL INVENTORY WORKSHEET
Project Address: 2256 Claremont Court Control Area: Fuel Lanes Hazard Category: Flammable & Combustible Liquids
(Refer to the information / references provided with this form. Make copies of a blank form. You need one for each Hazard Category of chemicals you have on site.)

Chemical Name <i>(If not known, please use Common Name or Trade Name)</i>	Chemical State <i>(Solid, Liquid, or Gas)</i>	Container Sizes <i>(Indicate Units)</i>	Maximum Quantities <i>(Report solids in pounds, liquids in gallons and gases in cubic feet)</i>						Hazard Category		
			Inside Building			Outside Building			Total in Control Area	YES	NO
			Stored	Used Open	Used Closed	Stored	Used Open	Used Closed			
Diesel Fuel (Fuel Lanes)	Liquid	10,000 gal						X	10,000 gal	X	
Diesel Fuel (Generator)	Liquid	1,224 gal						X	1,224 gal	X	
Diesel Exhaust Fluid (DEF)	Liquid	660 gal						X	660 gal	X	
TOTAL SOLIDS in pounds											
TOTAL LIQUIDS in gallons									11,884		
TOTAL GASES in cubic feet											

CHEMICAL INVENTORY SUMMARY BY CONTROL AREA
Project Address: 2256 Claremont Court Control Area: Fuel Lanes
List Hazard Category from each Chemical Inventory Worksheet and summarize the quantities by manner of use or storage, in this Control Area.

HAZARD CATEGORY	SOLIDS			LIQUIDS			GASES		
	Stored	Used Open	Used Closed	Stored	Used Open	Used Closed	Stored	Used Open	Used Closed
Combustible Liquids (Fuel)						10,000 gal			
Combustible Liquids (Gen.)						1,224 gal			
Diesel Exhaust Fluid (DEF)						660 gal			

Chemical Inventory Summary for the Entire Facility

Project Address: 2256 Claremont Court

Hazard Category	Hazard Class	Solids (pounds)			Liquids (gallons)			Gases (cu. ft. @ NTP)		
		Stored	Used Open	Used Closed	Stored	Used Open	Used Closed	Stored	Used Open	Used Closed
Explosives, Blasting Agents, and Detonators	High Expl Low Expl									
Compressed Gases	Flammable Oxidizing Corrosive Highly Tox Toxic Inert Pyrophoric Unstable (Reactive)									
Flammable Liquids	Class I-A Class I-B Class I-C									
Combustible Liquids	Class II Class III-A Class III-B						11,224 gal			
Flammable Solids	Organic Inorganic Metals Dusts & Powders									
Oxidizers	Class 4 Class 3 Class 2 Class 1									

(Continued Next Page)

Chemical Inventory Summary for the Entire Facility - Page 2

Project Address: 2256 Claremont Court

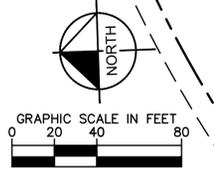
Hazard Category	Hazard Class	Solids (pounds)			Liquids (gallons)			Gases (cu. ft. @ NTP)		
		Stored	Used Open	Used Closed	Stored	Used Open	Used Closed	Stored	Used Open	Used Closed
Organic Peroxides	Unclassified Class I Class II Class III Class IV Class V									
Pyrophoric Materials	Class 4 Class 3 Class 2 Class 1									
Water-Reacting Materials	Class 3 Class 2 Class 1									
Cryogenic Fluids	Flammable Oxidizing Corrosive Inert Highly Tox									
Highly Toxic and Toxic Materials	Highly Toxic Toxic									
Radioactive Materials	Rad-scatter Fissile									
Corrosives	Carcinogens Other Health Hazards									660 gal
Irritants										
Sensitizers										
CATARP or HHS-Listed										

- LEGEND:**
- CENTER LINE
 - PROPERTY LINE
 - EASEMENT LINE / SETBACK LINE
 - APPROXIMATE LIMITS OF DISTURBANCE

NOTES:

OCCUPANCY CLASSIFICATION: MODERATE HAZARD STORAGE, GROUP S-1 BUSINESS AND UTILITY CLASSIFIED AS ACCESSORY OCCUPANCY

OPERATION NOTE: HAZARDOUS MATERIALS WILL BE STORED IN TANKS, ONE UNDERGROUND TANK SHOWN ON THE PLANS, AND A SECOND THAT IS PART OF THE GENERATOR ALSO SHOWN ON THE PLANS. DEF WILL BE STORED UNDER THE FUELING CANOPY.



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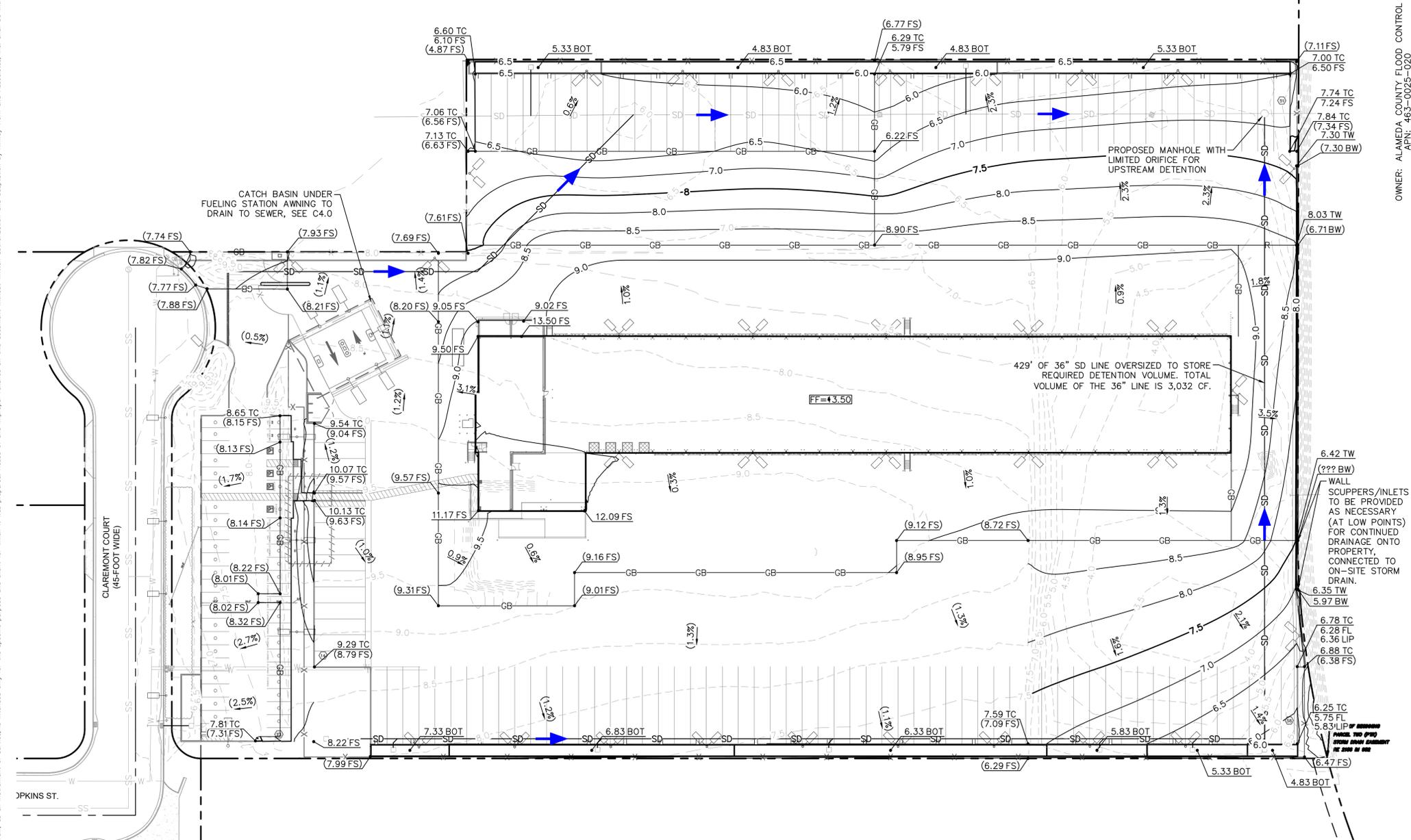
CITY OF HAYWARD ALAMEDA COUNTY
PRELIMINARY HAZ PLAN

C2.2

Drawing name: K:\SMT\DEV\197692001 - hayward industrial\03_CADD\Exhibits\entitlement_package\03_Preliminary Grading Plan.dwg C:\3.0 Preliminary Grading Plan.dwg Jul 02, 2025 5:31pm by: Matt Mendoza
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APN: 463-0025-040

OWNER: 880 BUSINESS PARK LLC
APN: 463-0025-005



LEGEND:

- CENTER LINE
- PROPERTY LINE
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- - - - - APPROXIMATE LIMITS OF DISTURBANCE
- PROPOSED RIDGE LINE
- GB --- PROPOSED GRADE BREAK LINE
- 8.50 TC / 8.00 FS PROPOSED SPOT ELEVATION
- (8.50 TC) / (8.00 FS) EXISTING SPOT ELEVATION
- 2.0% PROPOSED SLOPE ARROW
- (2.0%) EXISTING FLOW ARROW
- PROPOSED FLOW LINE
- SD --- EXISTING STORM DRAIN LINE
- SD --- PROPOSED STORM DRAIN LINE
- > STORM DRAIN PIPE FLOW DIRECTION

ESTIMATED EARTHWORK QUANTITIES

CUT: 1,100 CY
 FILL: 12,100 CY
 NET: 11,000 CY (IMPORT)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

EARTHWORK QUANTITIES ONLY INCLUDE THE FOLLOWING:
 • AREAS WITH FULL DEPTH PAVEMENT RECONSTRUCTION WITHIN EXISTING SITE
 • NEW CONSTRUCTION AREA BEYOND EXISTING SITE

ABBREVIATIONS:

GB: GRADE BREAK
 CY: CUBIC YARD
 TW: TOP OF WALL
 BW: BOTTOM OF WALL
 BOT: BOTTOM OF BIORETENTION
 FS: FINISHED SURFACE
 TC: TOP OF CONCRETE

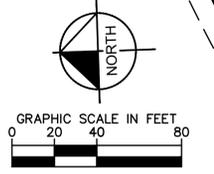
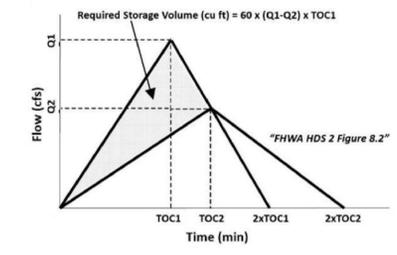
FEMA FLOOD INSURANCE: SITE IS LOCATED IN FLOOD ZONE AE AND LIES BETWEEN BASE FLOOD ELEVATIONS OF 12 AND 13 ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. NAVD IS 2.78 FEET HIGHER THAN ELEVATIONS SHOWN ON THESE PLANS, WHICH PUTS MAPPED FLOOD ELEVATIONS BETWEEN 9.22 AND 10.22 ON THE CITY OF HAYWARD DATUM. THE PROPOSED STRUCTURE IS PROPOSED AT ELEVATION 13.5 ON CITY DATUM OR 16.28 ON NAVD 88.

DETENTION CALCULATIONS:

PRELIMINARY DETENTION CALCULATIONS WERE DONE IN ACCORDANCE TO THE FEDERAL HIGHWAY ADMINISTRATION HYDRAULIC DESIGN SERIES NO. 2 (2022).

Proposed Q1 (cfs)	Existing Q2 (cfs)	Time of Concentration (min)	Volume (cf)
16.97	13.14	10	2,299
Required Storage Volume			2,299

Required Storage Volume (cf) = 60 x (Q1 - Q2) x TC1



ISSUE	DATE	DESCRIPTION
	12/01/2023	ENTITLEMENTS SUBMITTAL
	7/2/2025	ENTITLEMENTS RESUBMITTAL

JR
 DRAWN BY MM
 CHECKED BY TB
 RECOMMENDED

Kimley»Horn
 2121 S EL CAMINO REAL SUITE 550
 SAN MATEO, CA 94403
 650-285-2115
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 RYAN BERNAL, R.C.E. NO. 76706
 DATE: EXP. 12/31/2024

CITY OF HAYWARD
 APPROVED BY:
 CITY ENGINEER RCE # EXP DATE

2256 CLAREMONT COURT
 HAYWARD, CA 94545

CITY OF HAYWARD ALAMEDA COUNTY
PRELIMINARY GRADING PLAN

C3.0

Drawing name: K:\SMT\DEV\197692001 - Hayward Industrial\03_CADD\Exhibits\entitlement_package\C4.0 PRELIMINARY UTILITY PLAN.dwg Jul 02, 2025 5:31pm by: Matt Mendezzo
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OWNER: XPO LOGISTICS FREIGHTS INC
APN: 463-0025-040

OWNER: ALAMEDA COUNTY FLOOD CONTROL
APN: 463-0025-020

OWNER: 880 BUSINESS PARK LLC
APN: 463-0025-005

LEGEND:

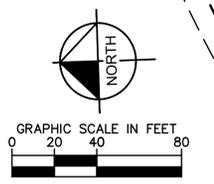
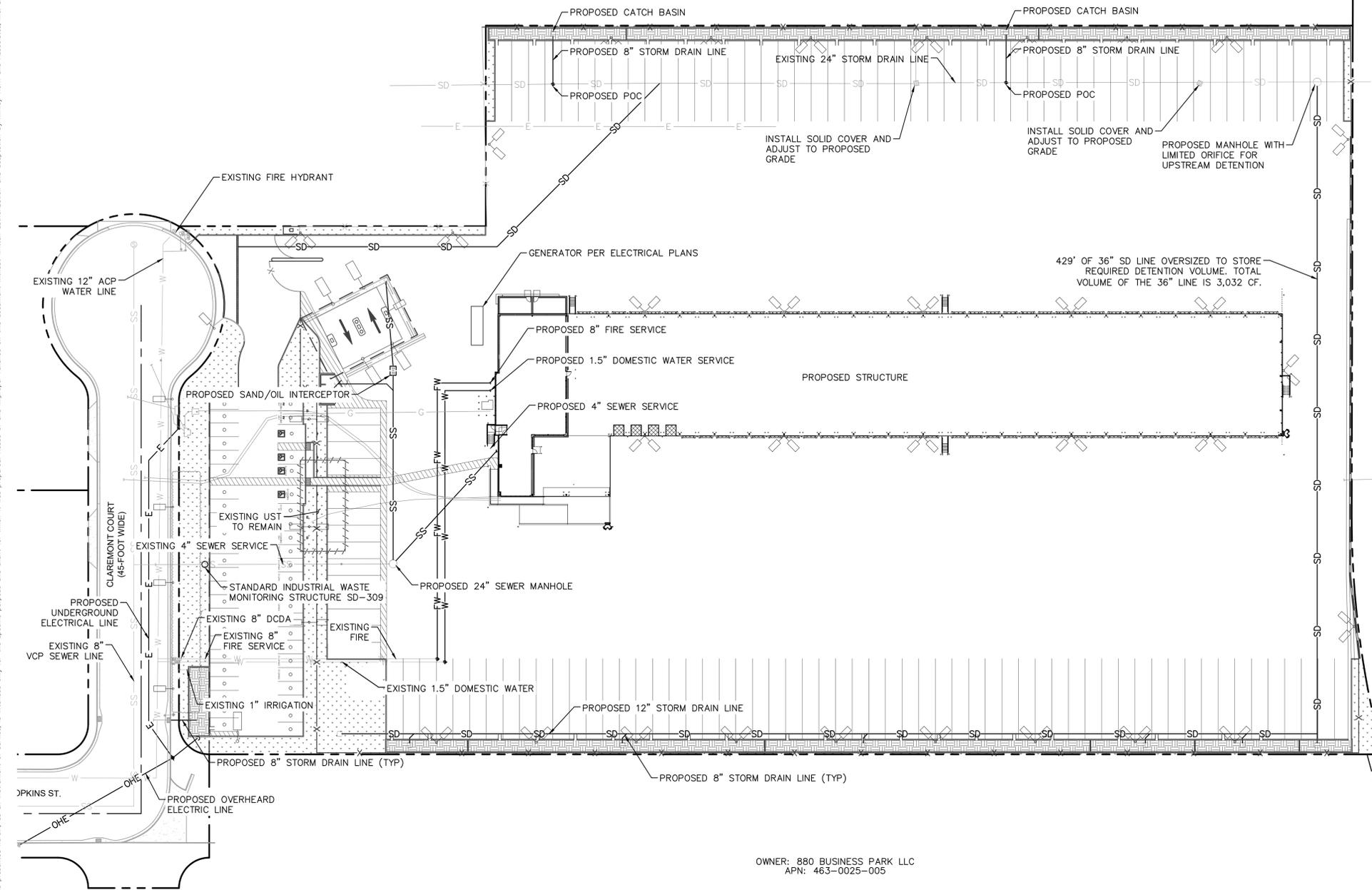
- — — — — CENTER LINE
- — — — — PROPERTY LINE
- - - - - EASEMENT LINE / SETBACK LINE
- - - - - APPROXIMATE LIMIT OF WORK LINE
- W — — — — — EXISTING WATER LINE
- SS — — — — — EXISTING SANITARY SEWER LINE
- G — — — — — EXISTING GAS LINE
- E — — — — — EXISTING UNDERGROUND ELECTRICAL LINE
- SD — — — — — EXISTING STORM DRAIN LINE
- W — — — — — PROPOSED WATER LINE
- SS — — — — — PROPOSED SANITARY SEWER LINE
- SD — — — — — PROPOSED STORM DRAIN LINE
- ⊙ — — — — — PROPOSED POINT OF CONNECTION
- ⊕ — — — — — PROPOSED STANDPIPE
- ⊙ — — — — — PROPOSED SANITARY SEWER MANHOLE
- ⊕ — — — — — PROPOSED CATCH BASIN
- ⊕ — — — — — EXISTING FIRE HYDRANT
- ⊕ — — — — — UST

NOTE:

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

ABBREVIATIONS:

- POC: POINT OF CONNECTION
- APN: ASSESSOR'S PARCEL NUMBER
- W: WATER
- SS: SANITARY SEWER
- SD: STORM DRAIN
- UST: UNDERGROUND STORAGE TANK



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CITY OF HAYWARD ALAMEDA COUNTY
PRELIMINARY UTILITY PLAN

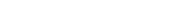
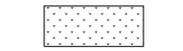
C4.0

Drawing name: K:\SMT\DEV\197692001 - Hayward Industrial\03_CADD\Exhibits\entitlement_package\05.0 PRELIMINARY STORM WATER TREATMENT CONTROL PLAN.dwg C5.0 PRELIMINARY STORM WATER TREATMENT CONTROL PLAN.dwg Jul 02, 2025 5:32pm by: Matt.Morano
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DRAINAGE AREAS SUMMARY						
DRAINAGE MANAGEMENT AREA	AREA (AC)	IMPERVIOUS AREA (SF)	IMPERVIOUS (%)	BIORETENTION REQUIRED (SF)	BIORETENTION PROVIDED (SF)	TREATMENT METHOD** (BMP #)
A1	3.55	146,379	95%	4,300	4,317	BOXED BIORETENTION SYSTEM (BMP 1)
A2	3.83	156,011	94%	4,600	4,766	BOXED BIORETENTION SYSTEM (BMP 2)
A3	0.52	15,534	69%	480	585	BOXED BIORETENTION SYSTEM (BMP 3)
TOTAL	7.90	317,924	92%	9,380	9,668	-

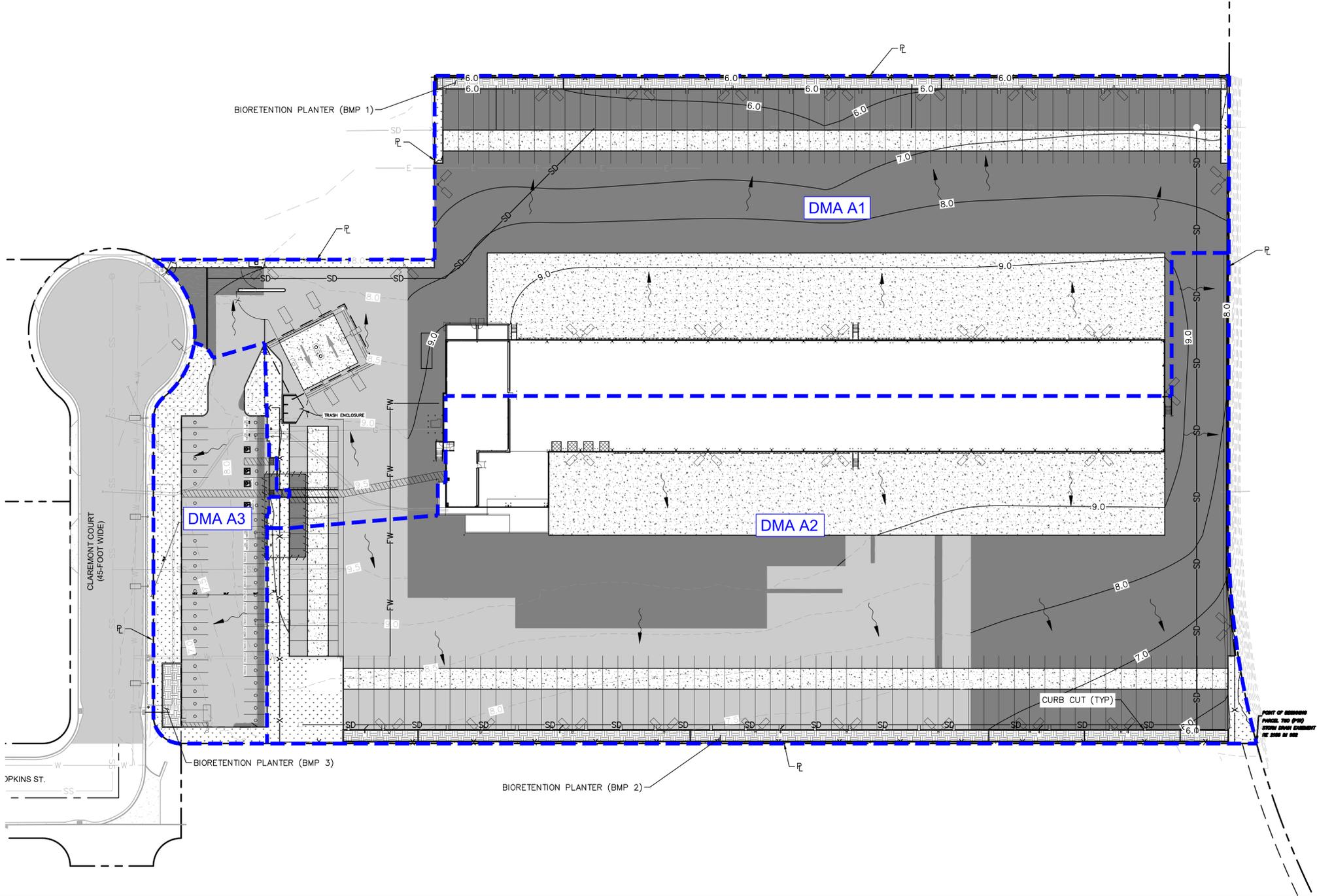
BIORETENTION REQUIREMENTS HAVE BEEN CALCULATED USING THE COMBINATION FLOW AND VOLUME SIZING METHOD PROVIDED BY THE CITY. THE SUPPORTING CALCULATIONS CAN BE FOUND SEPARATELY AS PART OF THE ENTITLEMENT SUBMITTAL.

LEGEND:

-  CENTER LINE
-  PROPERTY LINE
-  EASEMENT / SETBACK LINE
-  DRAINAGE MANAGEMENT AREA
-  PROPOSED RIDGE
-  PROPOSED GRADE BREAK
-  PROPOSED STORM DRAIN PIPE
-  EXISTING STORM DRAIN PIPE
-  2.00% PROPOSED FLOW (DIRECTION AND SLOPE)
-  PROPOSED SURFACE FLOW DIRECTION
-  LANDSCAPE AREA
-  BIORETENTION AREA
-  PROPOSED CURB CUTS

NOTE:

PER SECTION 7.2 OF THE C.3 STORMWATER TECHNICAL GUIDANCE DOCUMENT, THIS PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS. THE PROJECT LOCATION IS WITHIN A TIDALLY INFLUENCED ZONE, SEE THE ALAMEDA COUNTY CLEAN WATER PROGRAM HYDROMODIFICATION SUSCEPTIBILITY MAP



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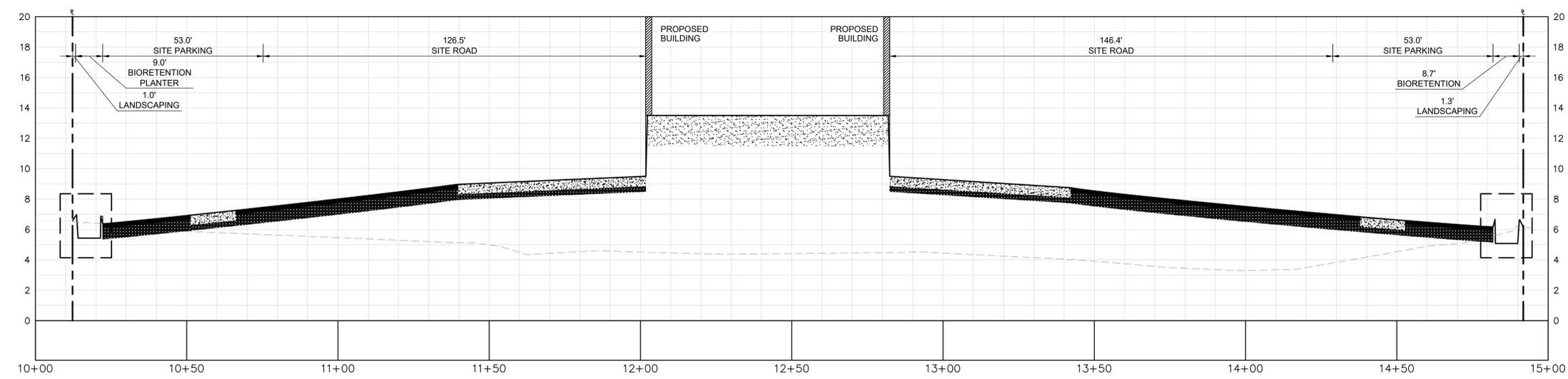
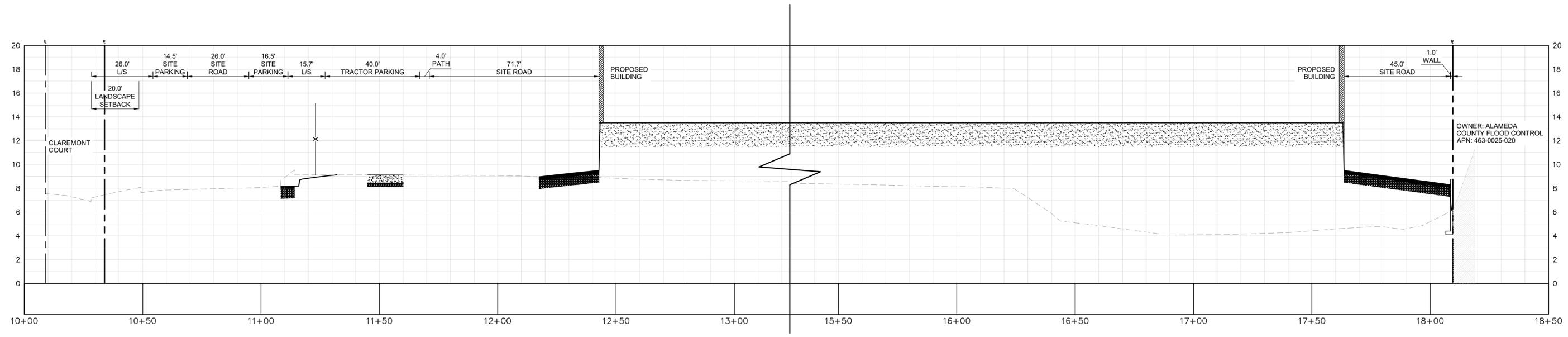
CITY OF HAYWARD
 APPROVED BY: _____
 CITY ENGINEER RCE # _____ EXP _____ DATE _____

2256 CLAREMONT COURT
 HAYWARD, CA 94545

CITY OF HAYWARD ALAMEDA COUNTY
PRELIMINARY STORM WATER TREATMENT CONTROL PLAN

C5.0

Drawing name: K:\SMT_LDE\197692001 - Hayward Industrial\03_CADD\Exhibits\entitlement_package\C6.0 PRELIMINARY CROSS SECTIONS.dwg C6.0 PRELIMINARY CROSS SECTIONS Jul 02, 2025 5:32pm by: Matt Mendez
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 TB
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 RYAN BERNAL, R.C.E. NO. 76706 DATE: 12/31/2024

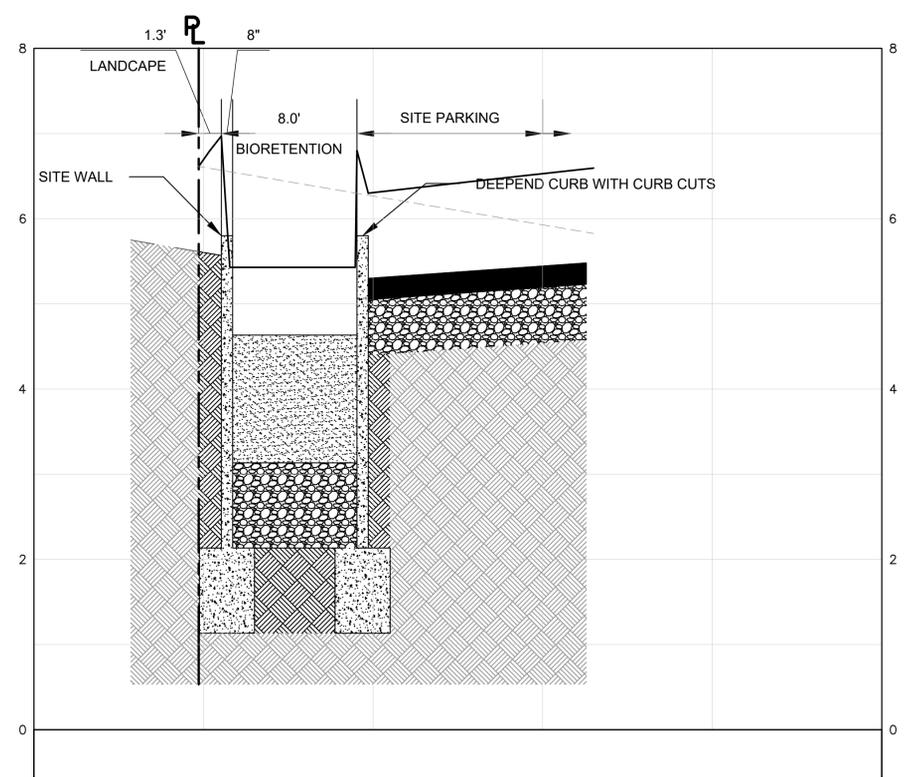
CITY OF HAYWARD
 APPROVED BY:
 CITY ENGINEER RCE # EXP DATE

2256 CLAREMONT COURT
 HAYWARD, CA 94545

CITY OF HAYWARD ALAMEDA COUNTY
PRELIMINARY CROSS SECTIONS

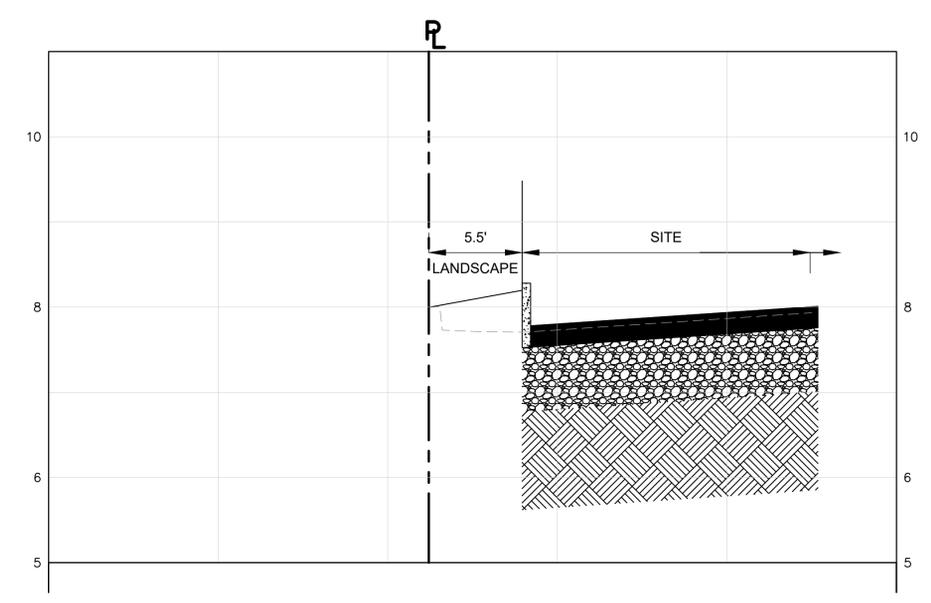
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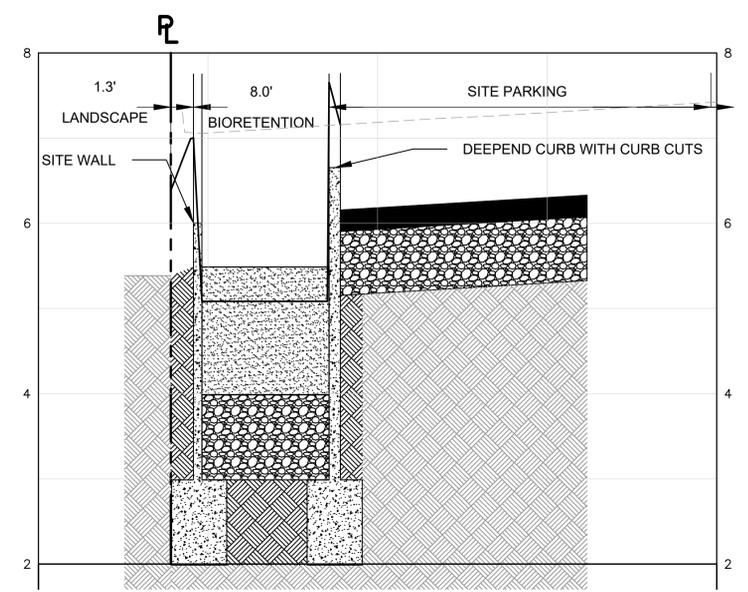
SECTION A: EASTERN PORTION OF SITE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



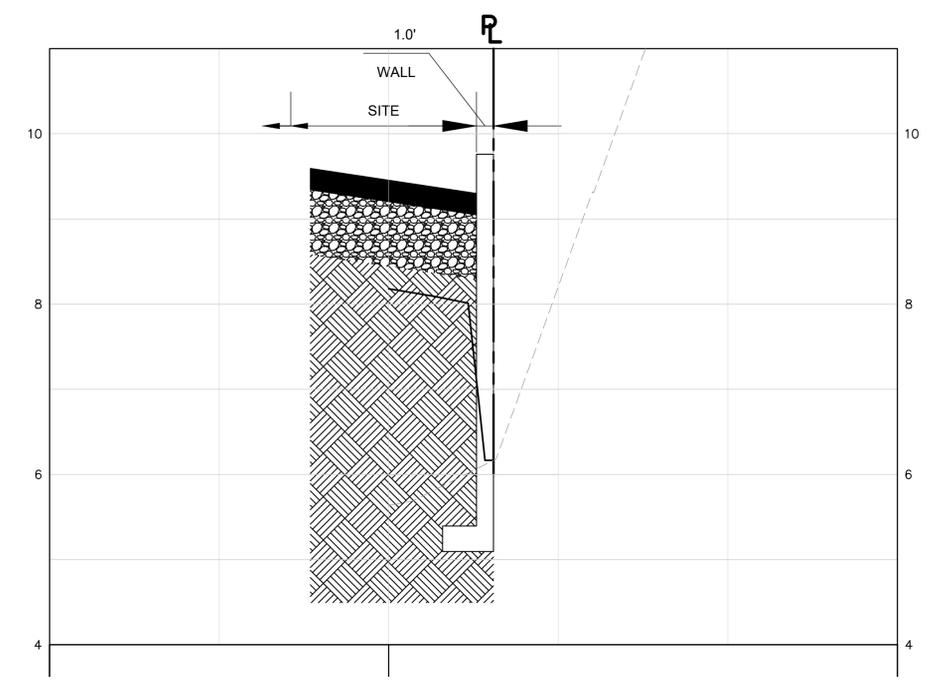
SECTION B: NORTHERN PORTION OF SITE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



SECTION C: WESTERN PORTION OF SITE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



SECTION D: SOUTHERN PORTION OF SITE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



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CITY OF HAYWARD
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 CITY ENGINEER RCE # _____ EXP _____

2256 CLAREMONT COURT
 HAYWARD, CA 94545

CITY OF HAYWARD ALAMEDA COUNTY
PRELIMINARY CROSS SECTIONS

PRELIMINARY LANDSCAPE SCHEDULE

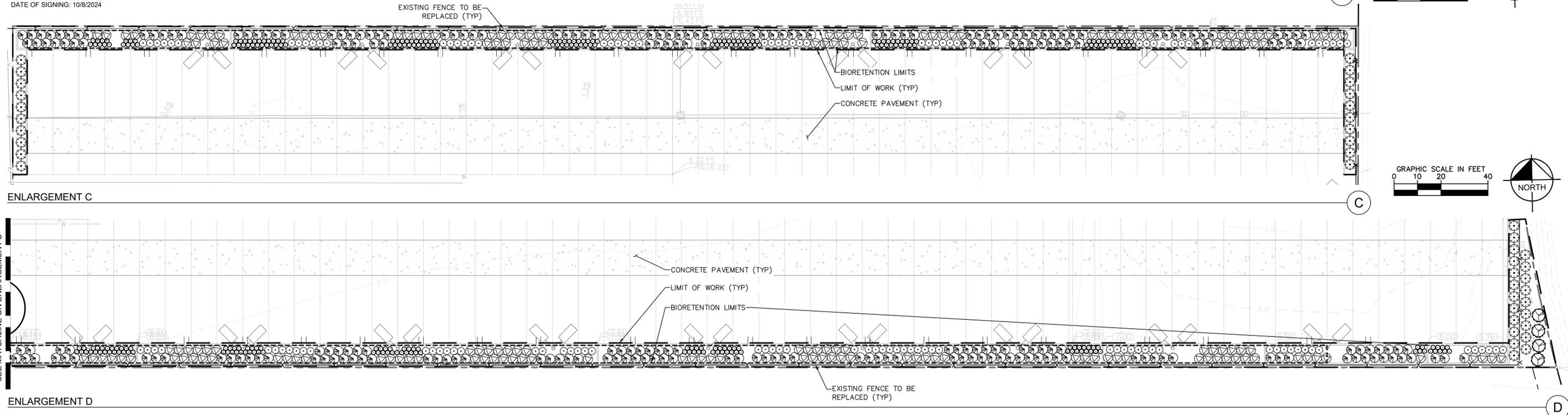
SYMBOL	QTY	BOTANICAL / COMMON NAME	SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES					
	14	CERCIS OCCIDENTALIS / WESTERN REDBUD		59	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE
	3	CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	GROUND COVERS		
	1	EXISTING TREE TO BE REMOVED		219	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK SIZE AT MATURITY: 1' HT. X 3-6' SPR.
	4	EXISTING TREE TO REMAIN / PROTECT IN PLACE		965 SF	DECOMPOSED GRANITE / -
	7	QUERCUS AGRIFOLIA / COAST LIVE OAK			
SHRUBS					
	141	ARCTOSTAPHYLOS 'JOHN DOURLY' / JOHN DOURLY MANZANITA			
	81	CEANOTHUS 'CONCHA' / CONCHA CEANOTHUS			
	207	LOMANDRA 'SEA BREEZE' / SEA BREEZE LOMANDRA			
	93	SALVIA LEUCANTHA / MEXICAN BUSH SAGE			
BIO-RETENTION					
	275	CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE			
	179	CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO CAPE RUSH			
	132	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE			
	291	MUHLBERGIA RIGENS / DEER GRASS			

PRELIMINARY LANDSCAPE NOTE

THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. BARK MULCH SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF HAYWARD MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

Matthew J. Morgan
 MATTHEW J. MORGAN, PLA 6256
 DATE OF SIGNING: 10/8/2024



ISSUE	DATE	DESCRIPTION
	12/01/2023	ENTITLEMENTS SUBMITTAL
	7/7/2025	ENTITLEMENTS RESUBMITTAL

CG
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2256 CLAREMONT COURT
 HAYWARD, CA 94545

CITY OF HAYWARD ALAMEDA COUNTY
PRELIMINARY LANDSCAPE PLAN

L1.1

PRELIMINARY IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	WS	DESCRIPTION	QTY
1000	HUNTER MP1000 PROS-06-PRS30-CV SHRUB ROTATOR, 6IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	10	30	WS	HUNTER MINI-CLIK RAIN SENSOR, MOUNT AS NOTED	1
800 A 800 F	HUNTER MP800SR PROS-06-PRS30-CV SHRUB ROTATOR, 6IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	305	30	FS	HUNTER HC-150-FLOW 1-1/2" FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1
250 500 50H 10H 10F 20F	HUNTER PROS-PRS30-06-CV-MSBN 10F MULTI-STREAM BUBBLER, 6" POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE, 25=25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	50	30	M	WATER METER 1" EXISTING WATER METER POTABLE WATER STATIC PRESSURE AT SOURCE: 100 PSI	1
					IRRIGATION LATERAL LINE: PVC SCHEDULE 40	6,610 LF
					IRRIGATION MAINLINE: PVC SCHEDULE 40	633.7 LF
					PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	69.0 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	3
	NETAFIM TLFV-1 AUTOMATIC FLUSH VALVE, WITH INSERT INLET	3
	NETAFIM 65ARIA075 3/4" MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	4

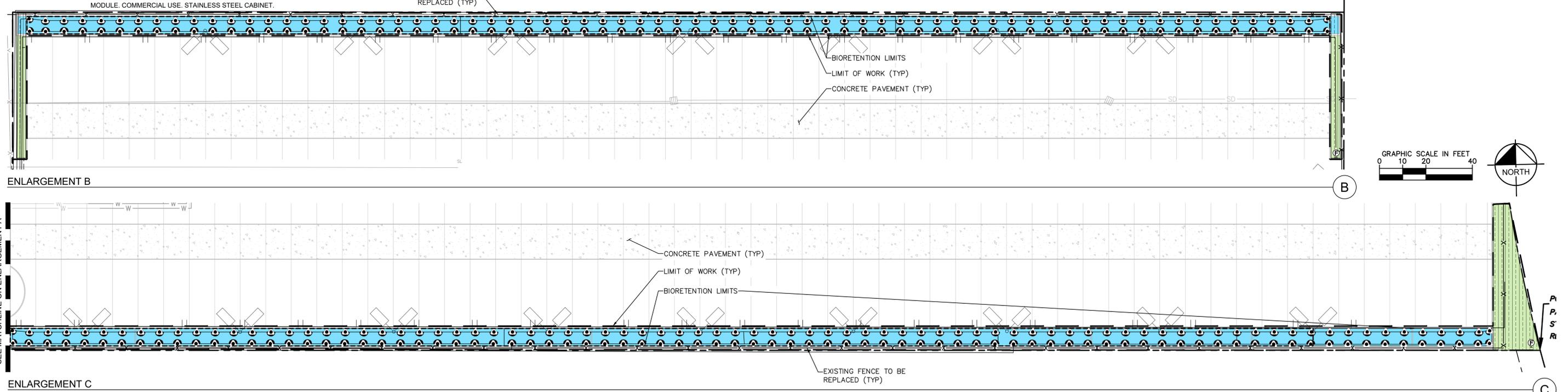
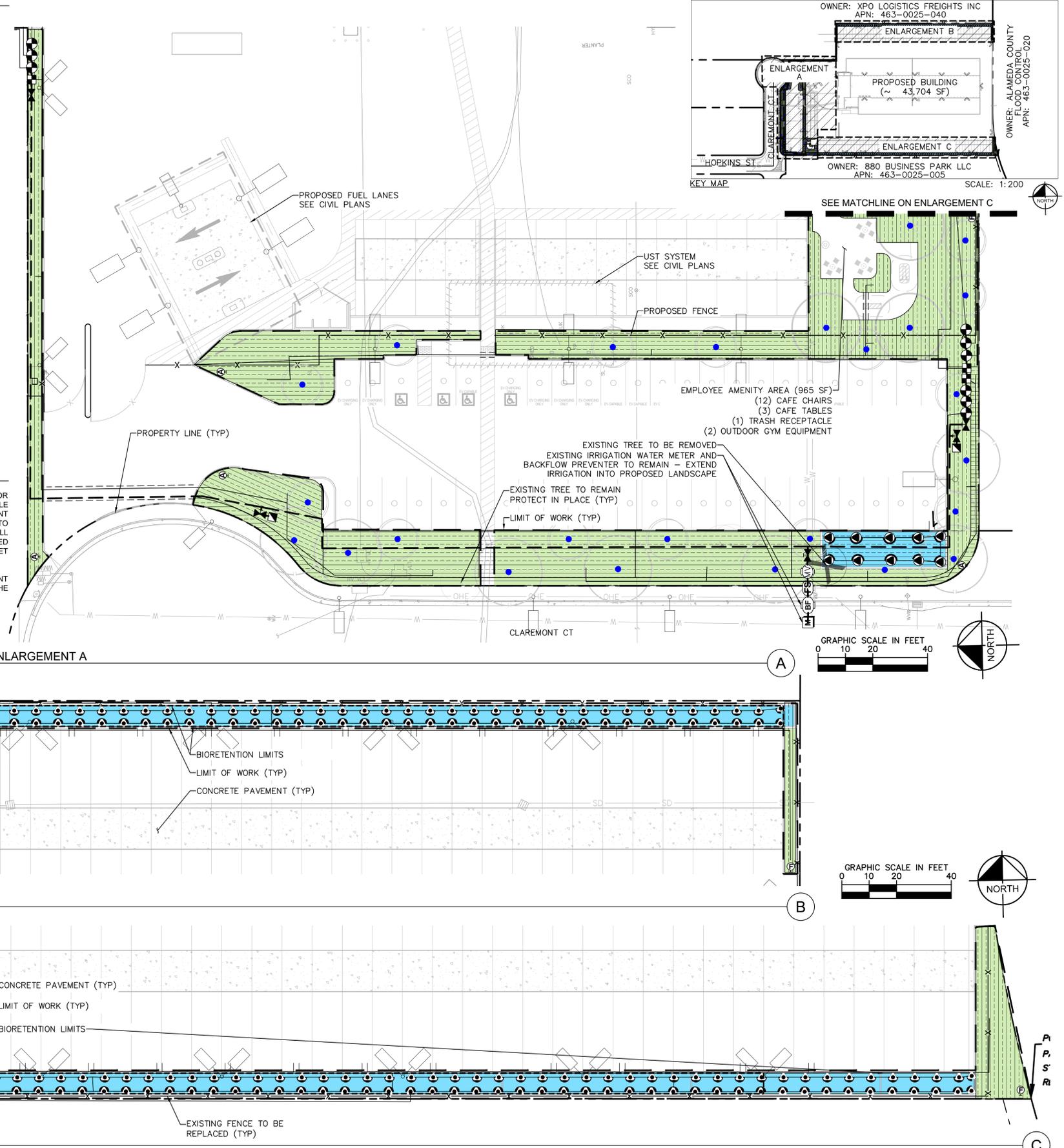
SYMBOL	HYDROZONE	METHOD
[Green Box]	A	GENERAL LANDSCAPE AREA: SUBSURFACE 18" INLINE DRIP
[Blue Box]	B	TREES: 6" POP UP MULTI-STREAM BUBBLERS (2 PER TREE, 0.25 GPM PER BUBBLER)
[Light Blue Box]	C	BIORETENTION AREA (SLOPES & BASIN): ROTATORS

METHODS OF IRRIGATION
(REFER TO ESTIMATED WATER USE TABLE ON SHEET L1.0)

PRELIMINARY IRRIGATION NOTE
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER AND AN EXISTING IRRIGATION METER WILL BE UTILIZED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF HAYWARD MUNICIPAL CODE.

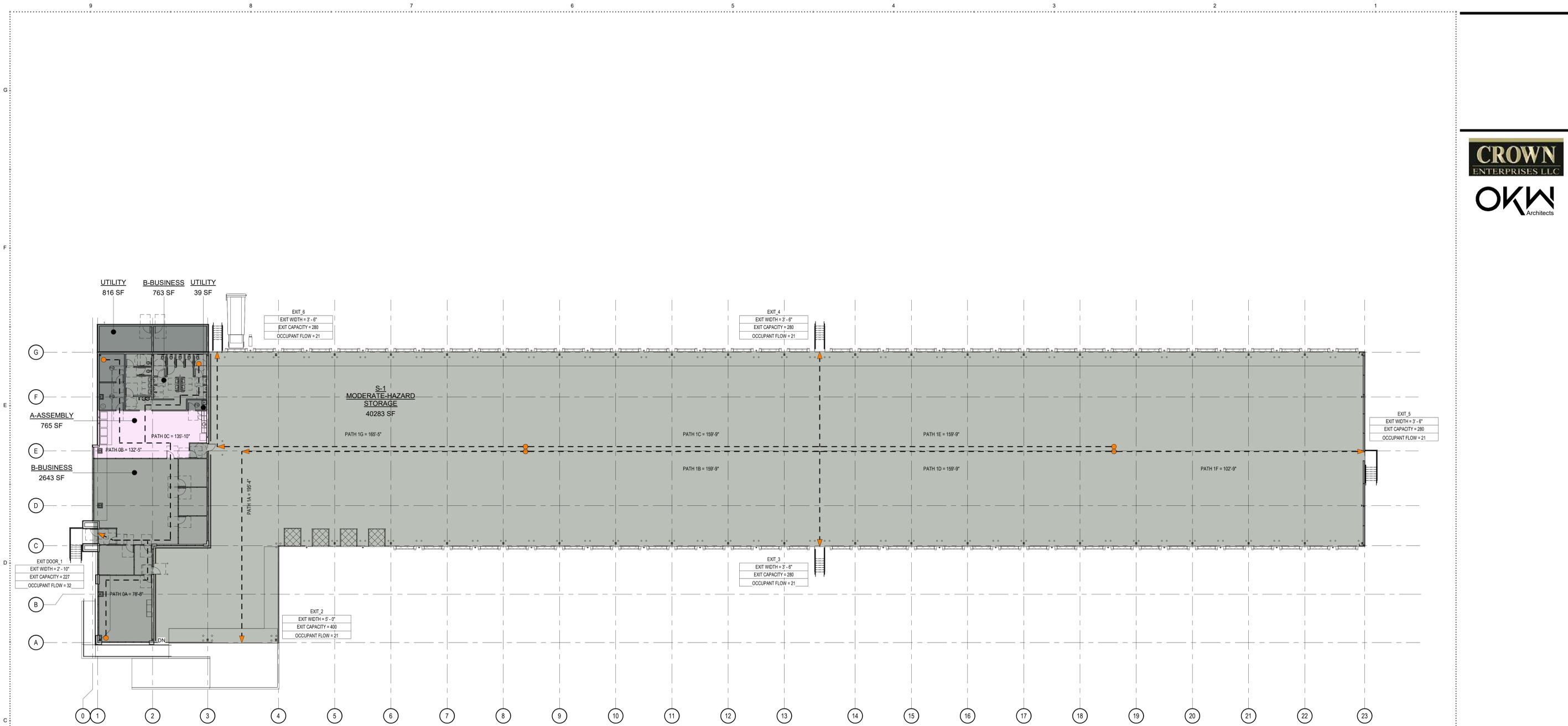
I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HAYWARD BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Matthew J. Morgan, P.L.A. 6256
DATE OF SIGNING: 10/8/2024



<p>Know what's below. Call before you dig.</p>	ISSUE	DATE	DESCRIPTION	CG	<p>2121 S EL CAMINO REAL SUITE 550 SAN MATEO, CA 94403 650-285-2115</p>	CITY OF HAYWARD	APPROVED BY:	CITY ENGINEER	RCE #	EXP	DATE	<p>2256 CLAREMONT COURT HAYWARD, CA 94545</p>	<p>CITY OF HAYWARD ALAMEDA COUNTY</p> <p>PRELIMINARY IRRIGATION PLAN</p>	L2.0

Drawing name: K:\SMT_LDEV\197692001 - hayward industrial\03_CADD\Exhibits\entitlement_package\L2.0 PRELIM IRRIGATION PLAN.dwg L2.0 PRELIM IRRIGATION PLAN - Jul 07, 2025 4:04pm by: Katrina Potts



G100 LIFE SAFETY PLAN @ GROUND LEVEL TERMINAL
SCALE: 1/16" = 1'-0"

OCCUPANCY LOAD

USE	FLOOR AREA PER OCCUPANT		AREA	DESIGN OCCUPANT LOAD	ACTUAL OCCUPANT LOAD	COMMENTS
	SF PER PERSON	OCCUPANCY SF TYPE				
A-3 - ASSEMBLY	15	NET	765 SF	51	0	ACTUAL OCCUPANTS PROVIDED BY INDIVIDUAL SHIFT WITH NO OVERLAP
A-ASSEMBLY (NOT CALCULATED)	0	NET	93 SF	0	0	GROSS AREA OUTSIDE OF NET CALCULATIONS
			858 SF	51	0	
B - BUSINESS	150	GROSS	3406 SF	24	8	
B-BUSINESS			3406 SF	24	8	
S-1 - MODERATE-HAZARD STORAGE		GROSS	40283 SF	81	12	
S-1 MODERATE-HAZARD STORAGE			40283 SF	81	12	
U - UTILITY AND MISC	300	GROSS	855 SF	4	0	
UTILITY			855 SF	4	0	
Grand total			45402 SF	160	20	

NOTES:
1. DESIGN OCCUPANT LOAD UTILIZED TO CALCULATE LIFE SAFETY PATHWAYS, EXIT QUANTITIES AND SIZING.
2. ACTUAL OCCUPANT LOAD UTILIZED TO CALCULATE MINIMUM PLUMBING FIXTURE COUNTS ONLY.

PLUMBING FIXTURE REQUIREMENTS

ITEM	FIXTURE RATIO (BUSINESS [B] & UTILITIES [U]) USE CLASSIFICATION (BUSINESS)	MINIMUM NUMBER REQUIRED (BUSINESS [B] & UTILITIES [U] & ASSEMBLY [A3])		TOTAL NUMBER PROVIDED (BUSINESS [B], UTILITIES [U], STORAGE [S-1] & ASSEMBLY [A3])	
		MALE	FEMALE	MALE	FEMALE
OCCUPANTS	N/A	MALE (4 OCCUPANTS) ²	FEMALE (4 OCCUPANTS) ²	MALE	FEMALE
WATER CLOSET	N/A	1 ¹	1	5 (+6 URINALS) ^{2,3,5}	2 ^{3,5}
LAVATORIES	N/A	1	1	4	3
URINALS	MALE: 1 FOR 1-100			1 ¹	1
DRINKING FOUNTAINS	1 PER 150 OCCUPANTS	1 ¹	1 ¹		
SERVICE SINKS	1	1	1		

ITEM	FIXTURE RATIO (STORAGE [S-1]) USE CLASSIFICATION (STORAGE)	MINIMUM NUMBER REQUIRED (STORAGE [S-1])	
		MALE (6 OCCUPANTS) ³	FEMALE (6 OCCUPANTS) ³
OCCUPANTS	N/A		
WATER CLOSET	1 PER 100 OCCUPANTS	1	1
URINALS	N/A	N/A	N/A
LAVATORIES	1 PER 200 OCCUPANTS	1	1
DRINKING FOUNTAINS	1 PER 250 OCCUPANTS		INCLUDED IN BUSINESS
SERVICE SINKS	1		INCLUDED IN BUSINESS

NOTES:
1. THE FACILITY OCCUPANT LOAD HAS BEEN CALCULATED VIA THE ACTUAL OCCUPANT LOAD. ACTUAL OCCUPANT LOAD CERTIFIED BY OWNERSHIP TO BE NO GREATER THAN 60 TOTAL EMPLOYEES OVER THE COURSE OF THREE SHIFTS FOR A TOTAL OF 20 MAX EMPLOYEES AT ANY GIVEN TIMES.
2. BUSINESS (B) AND UTILITY (U) PORTION OF THE FACILITY HAS BEEN CALCULATED VIA THE ACTUAL OCCUPANT LOAD. ACTUAL OCCUPANT LOAD CERTIFIED BY OWNERSHIP TO BE NO GREATER THAN 8 TOTAL EMPLOYEES AT ANY GIVEN TIME.
3. WAREHOUSE (S-1) PORTION OF THE FACILITY HAS BEEN CALCULATED VIA THE ACTUAL OCCUPANT LOAD. ACTUAL OCCUPANT LOAD CERTIFIED BY OWNERSHIP TO BE NO GREATER THAN 12 TOTAL EMPLOYEES AT ANY GIVEN TIME.
4. UTILITY (U) AND ASSEMBLY (A-3) ARE UNDER 10% OF THE OVERALL AREA AND CONSIDERED ACCESSORY SPACES WITH NO ACTUAL OCCUPANT LOAD.
5. PER 2022 CPC 422.1... FOR EACH URINAL ADDED IN EXCESS OF THE MINIMUM REQUIRED, ONE WATER CLOSET SHALL BE PERMITTED TO BE DEDUCTED. THE NUMBER OF WATER CLOSETS SHALL NOT BE REDUCED TO LESS THAN TWO-THIRDS OF THE MINIMUM REQUIREMENT.
6. PER 2022 CPC 415.2... WHERE DRINKING FOUNTAINS ARE REQUIRED, WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50 PERCENT OF THE REQUIRED NUMBER OF DRINKER FOUNTAINS. DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS.

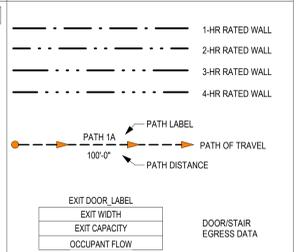
PER 2016 IPC

EGRESS DISTANCES

PATH NAME	EGRESS DISTANCE
PATH 0A	78' - 8"
PATH 0B	125' - 5"
PATH 0C	135' - 10"
PATH 1A	159' - 4"
PATH 1B	159' - 9"
PATH 1C	120' - 5"
PATH 1D	159' - 9"
PATH 1E	159' - 9"
PATH 1F	102' - 9"
PATH 1G	169' - 5"

PATH NAME	EGRESS DISTANCE
PATH 0A	78' - 8"
PATH 0B	125' - 5"
PATH 0C	135' - 10"
PATH 1A	159' - 4"
PATH 1B	159' - 9"
PATH 1C	120' - 5"
PATH 1D	159' - 9"
PATH 1E	159' - 9"
PATH 1F	102' - 9"
PATH 1G	169' - 5"

EGRESS LEGEND



USE TYPE LEGEND

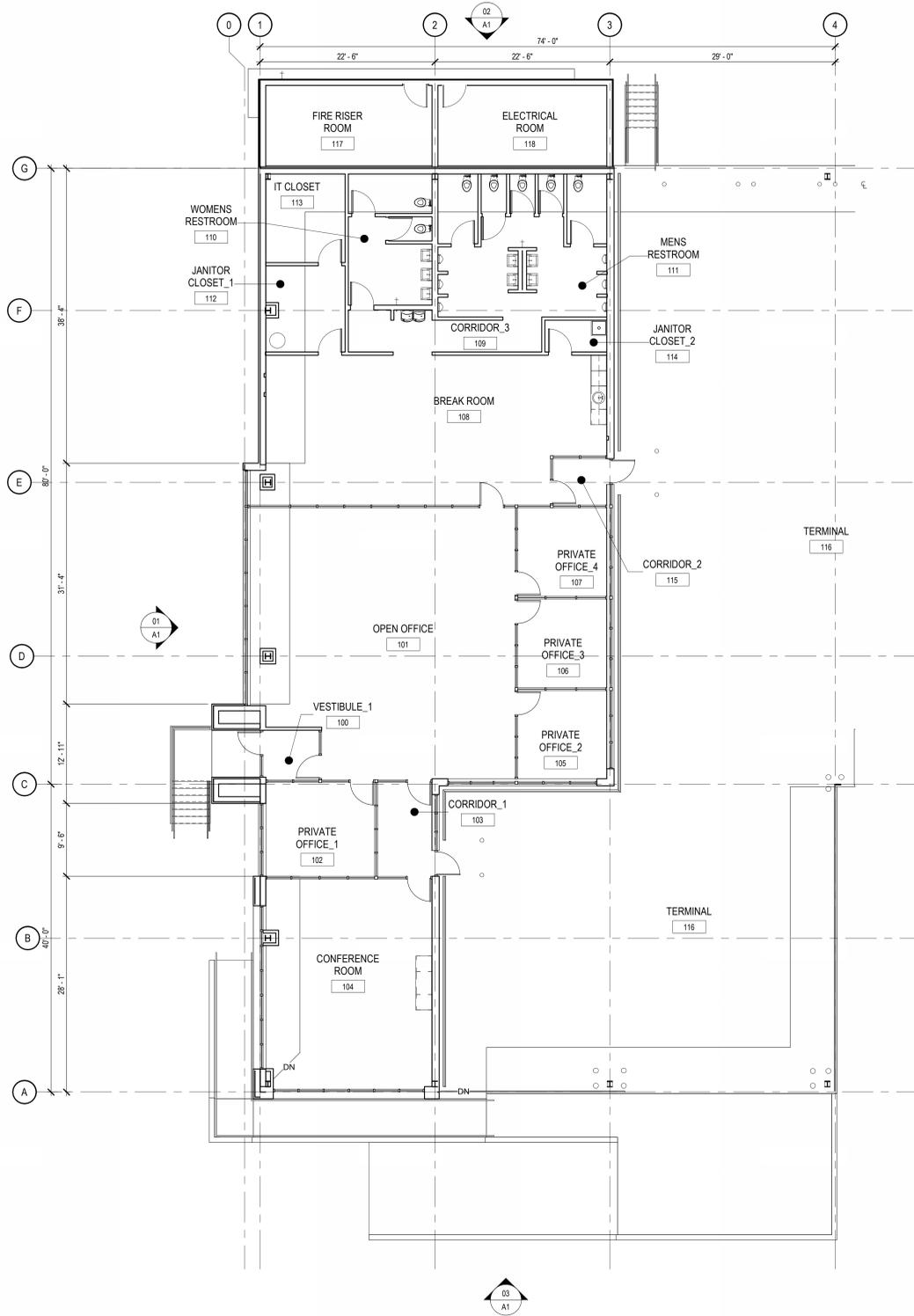


ISSUE FOR PERMIT	DATE
1. IDENTIFY CORRECTIONS #1	06/28/2023
100% CD - PERMIT ISSUE	07/10/2023
90% CONSTRUCTION DOCUMENTS	11/27/2023
DESIGN DEVELOPMENT	06/29/2023

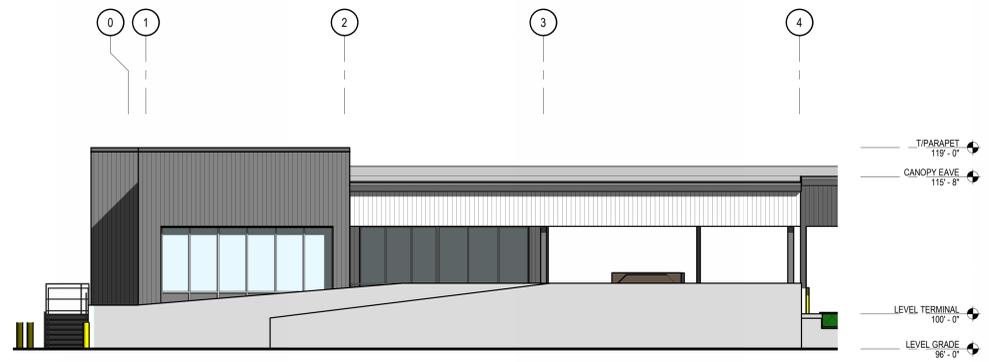
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CENTRAL TRANSPORT - LOGISTICS TERMINAL
LIFE SAFETY PLANS AND EGRESS MATRIX

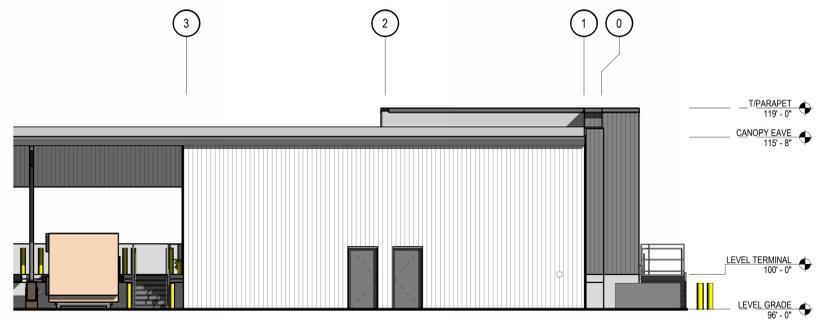
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HAYWARD, CALIFORNIA
DRAWN BY: BJ CHECKED: MC
DATE: 11/27/23 SHEET NO.:
PROJ. NO.: 223-12 **G100**



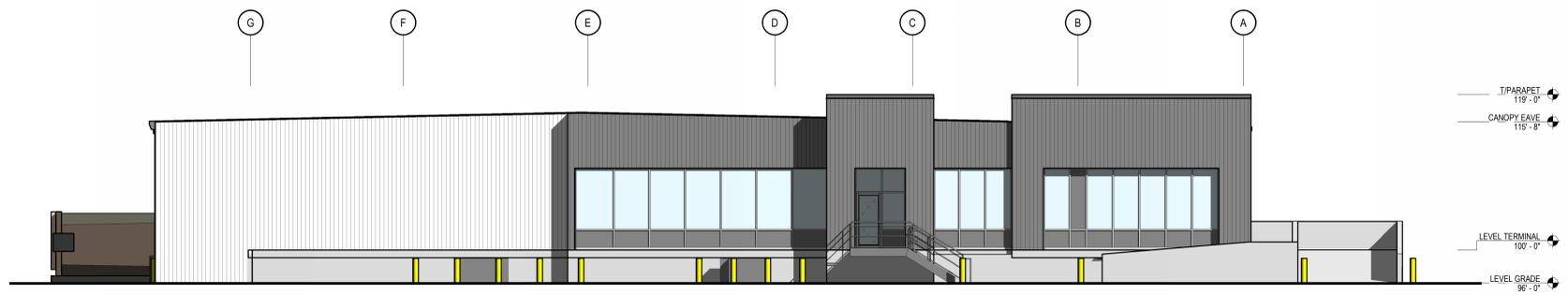
4
A1 ENLARGED FLOOR PLAN @ OFFICE
SCALE: 1/8" = 1'-0"



03
A1 COLORED ELEVATION_WEST
SCALE: 1/8" = 1'-0"



02
A1 ENLARGED OFFICE ELEVATION_EAST
SCALE: 1/8" = 1'-0"



01
A1 ENLARGED OFFICE ELEVATION_NORTH
SCALE: 1/8" = 1'-0"



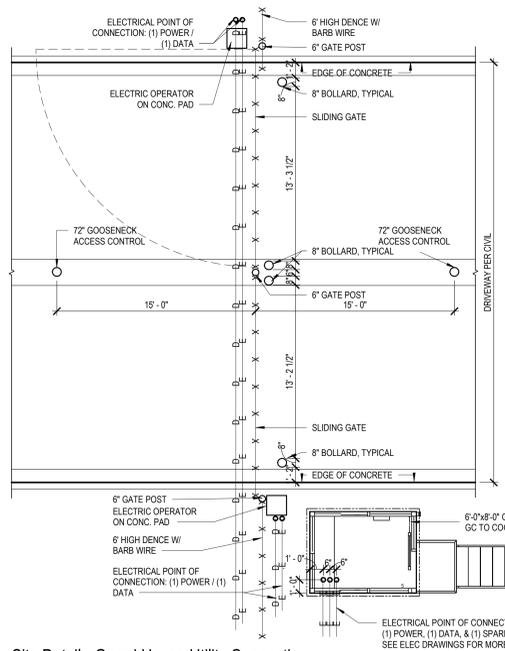
OKW ARCHITECTS
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Chicago, IL 60661

SCALE: 1/8" = 1'-0"
0 2 4 8 16

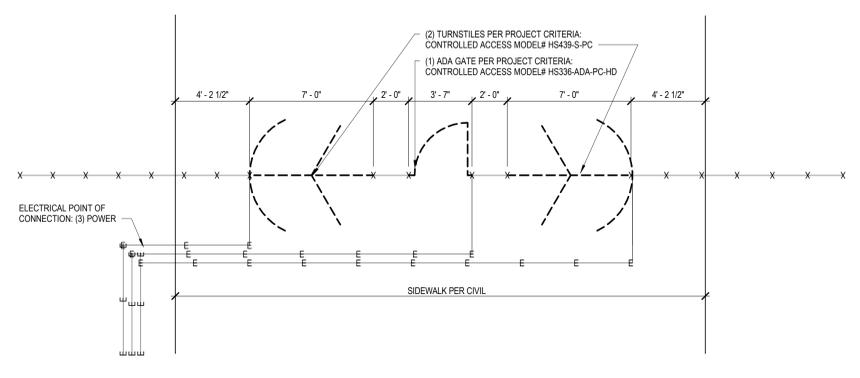


CENTRAL TRANSPORT - LOGISTICS
TERMINAL
2256 CLAREMONT COURT
HAYWARD, CALIFORNIA

08/28/24 Project #: 223.12



E9
A100
Site Detail - Guard House Utility Connection
SCALE: 3/16" = 1'-0"



F6
A100
SITE DETAIL - TURNSTILE UTILITY CONNECTION
SCALE: 1/4" = 1'-0"

PROVIDED COLLECTION & STORAGE OF TRASH, RECYCLABLES & ORGANICS

PER CITY OF HAYWARD

ADEQUATE INDOOR AND OUTDOOR STORAGE SPACE FOR RECYCLABLES AND ORGANICS IS REQUIRED BY CA PUBLIC RESOURCES CODE 42910.42912, AND STORAGE SPACE FOR RECYCLABLES AND ORGANICS SHALL BE AT LEAST EQUIVALENT TO THE SPACE ALLOCATED TO TRASH (HAYWARD MUNICIPAL CODE 5-1.27)

OF EMPLOYEES X ___ LBS OF TRASH GENERATED PER EMPLOYEE/WEEK / 150 = ___ CY/WEEK

BUSINESS TYPE: TRUCKING AND WAREHOUSING = 73 POUNDS PER EMPLOYEE PER WEEK (PER COMMERCIAL DISPOSAL RATES)

20 EMPLOYEES X 73 LBS PER WEEK / 150 = 9.73 10 CY PER WEEK

PROVIDED: (1) 4-CUBIC-YARD TRASH
(1) 4-CUBIC YARD RECYCLE
(1) 2-CUBIC YARD ORGANICS

10 CUBIC YARDS TOTAL

TRASH COMPACTORS MUST ALLOW FOR BACKUP DISTANCE OF 3X LENGTH OF COMPACTOR IN ORDER TO SERVICE IT.

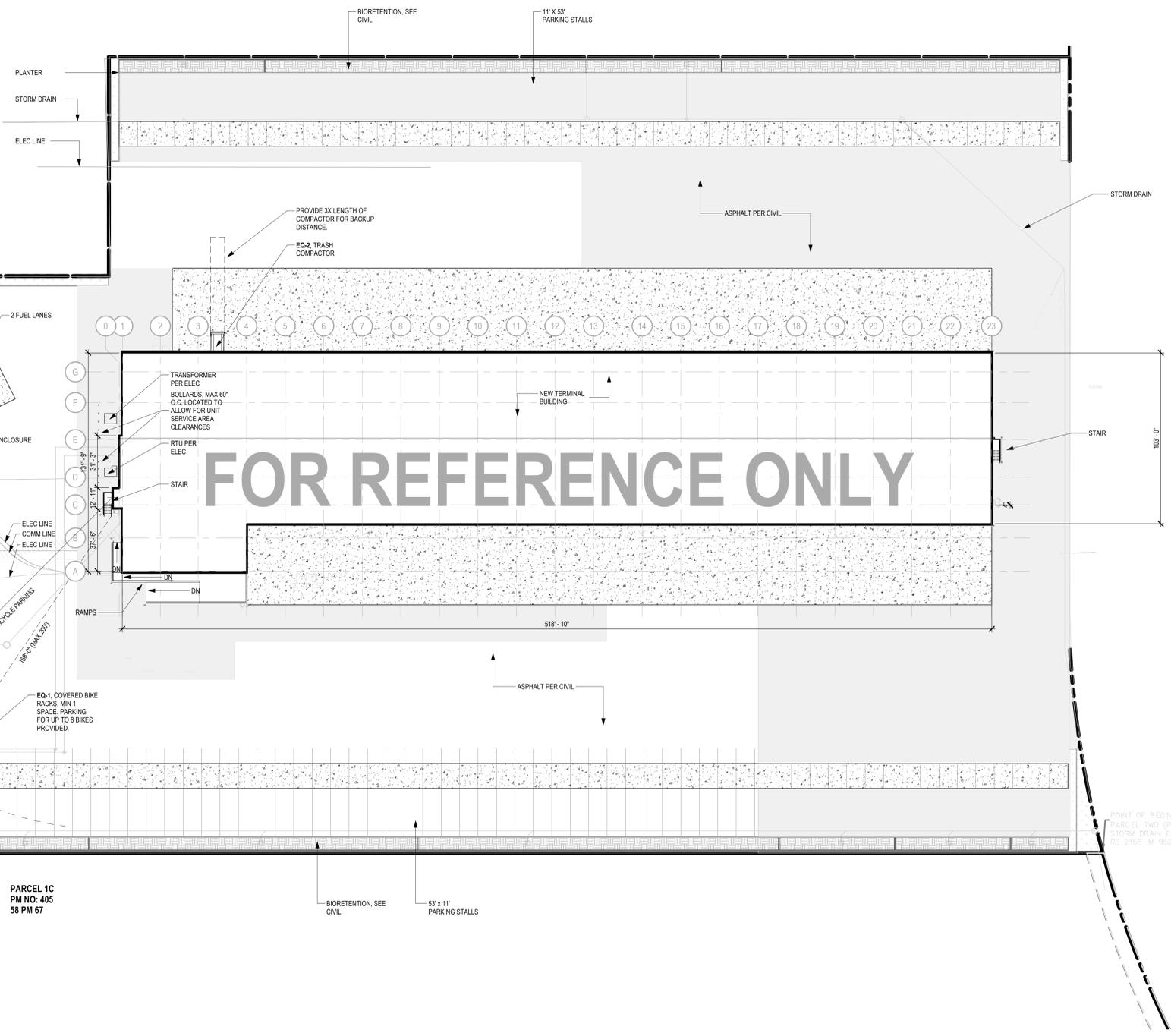
SITE EQUIPMENT SCHEDULE

EQ-1	BIKE RACK	DERO VIZOR SHELTER WITH (4) DERO COMMERCIAL BIKE RACKS BELOW. (SHAPE PER CLIENT)
EQ-2	TRASH COMPACTOR	MARATHON EQUIPMENT - TRASH COMPACTOR RJ-250SC 48 FEED HEIGHT 34 CUBIC YARD CAPACITY



PARCEL 2
DOC: 97127693

PARCEL 1C
PM NO: 405
58 PM 67



FOR REFERENCE ONLY

A9
A100
SITE PLAN
SCALE: 1/32" = 1'-0"

LICENSED ARCHITECT
R. MESHANE
No. 132176
STATE OF CALIFORNIA

ISSUE FOR PERMIT	06/28/2021
1. PERMIT CORRECTIONS #1	07/22/2021
100% CD - PERMIT ISSUE	07/22/2021
90% CONSTRUCTION DOCUMENTS	11/27/2021
DESIGN DEVELOPMENT	06/29/2021
NO.	ISSUED FOR: DATE

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CENTRAL TRANSPORT - LOGISTICS TERMINAL
2256 CLAREMONT COURT
HAYWARD, CALIFORNIA
SITE PLAN

DRAWN BY: BJ CHECKED: MC
DATE: 11/27/23 SHEET NO.:
PROJ. NO.: 223.12 **A100**



FLOOR PLAN LEGEND

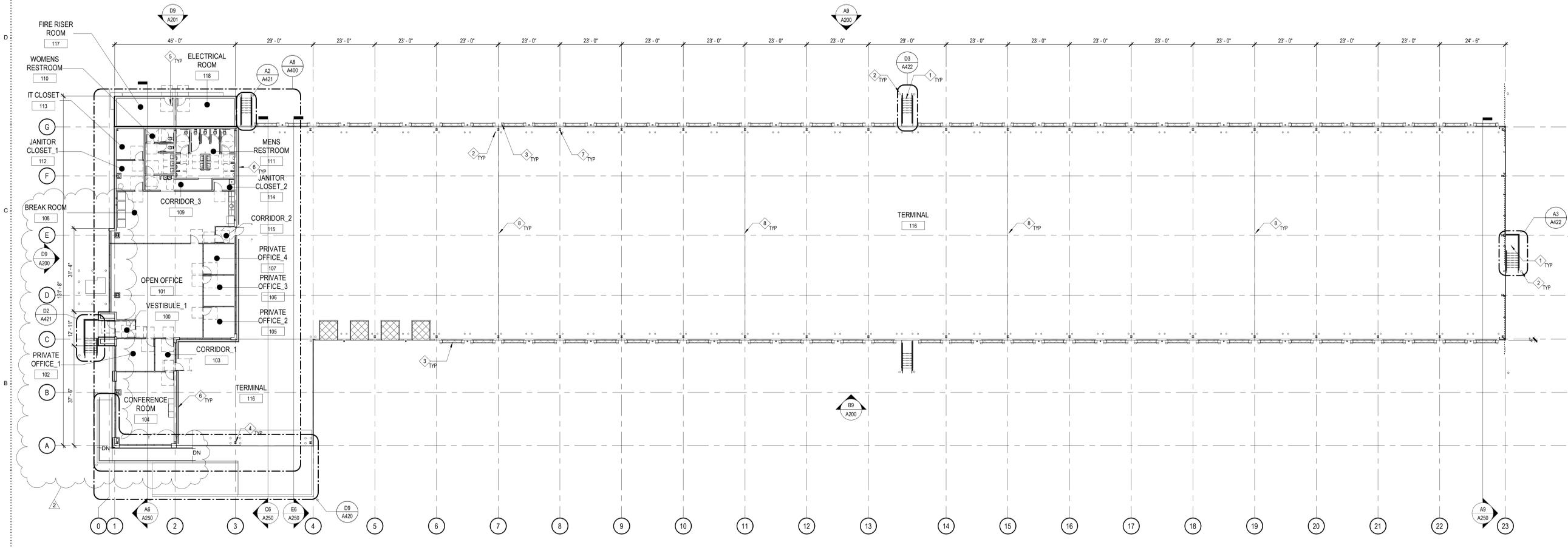
- NEW PARTITION, SEE PARTITION TYPES
- EXISTING PARTITION, SEE PARTITION TYPES
- DEMO PARTITION, SEE PARTITION TYPES
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR RATED WALL
- 4-HR RATED WALL
- FLOOR DRAIN, SEE PLUMBING DRAWINGS
- ADA CLEARANCE, SIZE AND SHAPE VARIES, SEE FLOOR PLANS
- TAPERED SLAB AREA, SLOPE 1:10 BACK TO TERMINAL SLAB

GENERAL FLOOR PLAN NOTES

- 0'-0" = EL. XXX.X, SEE CIVIL DRAWINGS.
- REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADES, SLAB ELEVATIONS AND UTILITY CONNECTIONS.
- DO NOT SCALE DRAWINGS. VERIFY DIMS PRIOR TO FRAMING.
- REFER TO BUILDING ELEVATIONS FOR EXTERIOR MATERIAL INFORMATION, WINDOW TYPES, LOCATIONS OF JOINTS, ETC. DIMENSIONS ARE TO THE FACE OF STUD OR TO CENTERLINE OF COLUMNS & OPENINGS UNLESS OTHERWISE NOTED.
- PROVIDE WALL AND CEILING GYPSUM BOARD CONTROL JOINTS AT 30'-0" O.C. MAXIMUM.
- PROVIDE ALL CODE REQUIRED BUILDING SIGNAGE. VERIFY WITH AUTHORITY HAVING JURISDICTION FOR TYPES OF SIGNS REQUIRED.
- REFER TO INTERIOR ELEVATIONS FOR MILLWORK DETAILS. PROVIDE BLOCKING AS REQUIRED FOR SUPPORT AND INSTALLATION.
- PROVIDE BLOCKING AND VERIFY WEIGHTS AND LOCATIONS FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS & EQUIPMENT. REFER TO SHEET A200 FOR BLOCKING REQUIREMENTS AT TOILET ACCESSORIES.
- REFER TO SHEET A200 FOR TYPICAL ACCESSIBILITY NOTES.
- PROVIDE FIRE DEPARTMENT KEY BOX NEAR MAIN ENTRY. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
- ALL WATERPROOFING & WEATHER BARRIER SYSTEMS TO BE CONTINUOUS, COMPATIBLE AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE SHOP DRAWINGS / SUBMITTALS FOR ALL BUILDING ENCLOSURE MATERIALS INCLUDING MORTAR, SEALANTS, PREFINISHED ALUMINUM AND ALL PRODUCTS EXPOSED TO VIEW AT COMPLETION OF THE PROJECT.

FLOOR PLAN KEYNOTES

- STEEL FRAMED STAIRS, RE: TO STRUCTURAL DWGS AND PROJECT CRITERIA FOR ADDL INFO.
- CONCRETE BOLLARD, SET PRIOR TO SLAB POUR. SHOP PRIME AND COVER WITH TWO (2) COATS OF SAFETY YELLOW AT STANDARD LOCATIONS AND FIRE-ENGINE RED ADJACENT TO EXTINGUISHER LOCATIONS. RE: TO PROJECT CRITERIA FOR DIAMETER AND HEIGHT INFO.
- DOCK LEVER EDGE MOUNTED, MECHANICALLY OPERATED. RE: TO PROJECT CRITERIA FOR ADDL INFO.
- STEEL FRAMING PRIMARY MEMBER. RE: TO VENDOR DWGS AND PROJECT CRITERIA FOR ADDL INFO.
- MAN DOOR. RE: TO DOOR SCHEDULE FOR ADDL INFO.
- HIGHWAY GUARD RAIL, CENTER OF POST TO BE 8' CLEAR OF FRAMING. RE: TO PROJECT CRITERIA FOR ADDL INFO.
- STEEL FRAMING PRIMARY MEMBER. RE: TO VENDOR DWGS AND PROJECT CRITERIA FOR ADDL INFO.
- CONCRETE SLAB EXPANSION JOINT. RE: TO STRUCTURAL DWGS, FINISH SCHEDULE AND PROJECT CRITERIA FOR ADDL INFO.



A9 A101 GROUND FLOOR PLAN @ TERMINAL SCALE: 1/16" = 1'-0"



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CENTRAL TRANSPORT - LOGISTICS TERMINAL
 2256 CLAREMONT COURT
 HAYWARD, CALIFORNIA
 FLOOR PLAN

DRAWN BY: EJJ CHECKED: MC
 DATE: 02/13/24 SHEET NO.:
 223.12 **A101**



ISSUE FOR PERMIT	06/28/2023	
2. ADDRESS & ENTITLEMENT ELEVATIONS	04/23/2024	
1. INITIAL PERMIT CORRECTIONS #1	01/25/2023	
100% CD PERMIT ISSUE	10/10/2023	
90% CONSTRUCTION DOCUMENTS	11/27/2023	
DESIGN DEVELOPMENT	08/29/2023	
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CENTRAL TRANSPORT - LOGISTICS TERMINAL

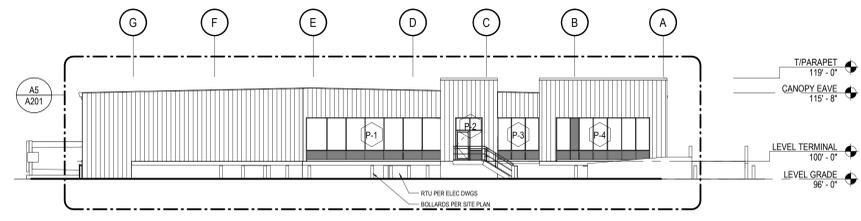
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 HAYWARD, CALIFORNIA

BUILDING ELEVATIONS

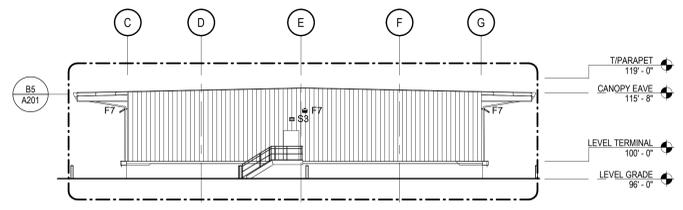
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DATE: 11/27/23 SHEET NO.:
 223.12 **A200**

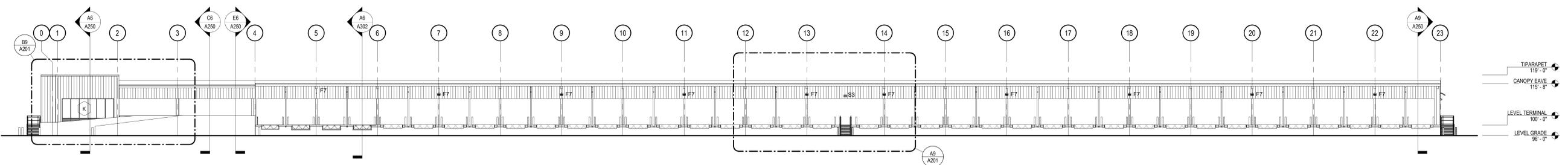
9 8 7 6 5 4 3 2 1



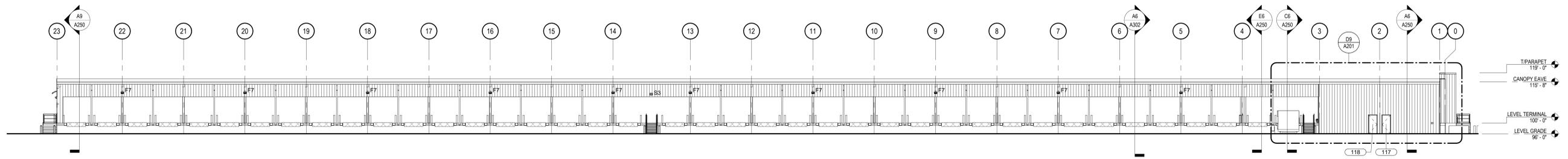
D9 BUILDING ELEVATION_NORTH
 SCALE: 1/16" = 1'-0"



D4 BUILDING ELEVATION_SOUTH
 SCALE: 1/16" = 1'-0"



B9 BUILDING ELEVATION_WEST
 SCALE: 1/16" = 1'-0"

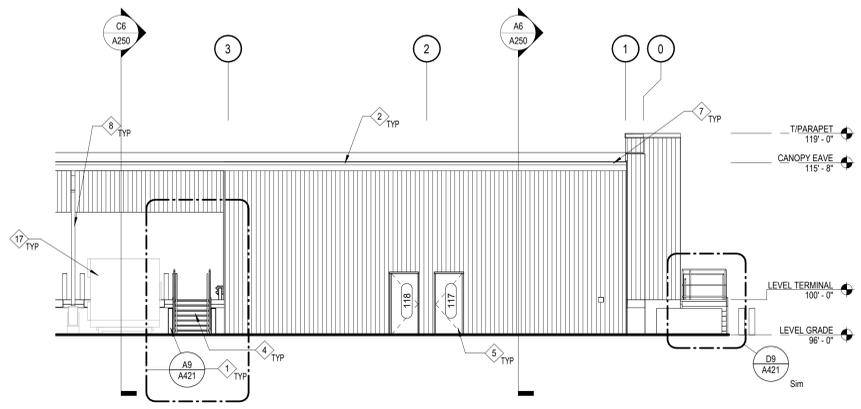


A9 BUILDING ELEVATION_EAST
 SCALE: 1/16" = 1'-0"

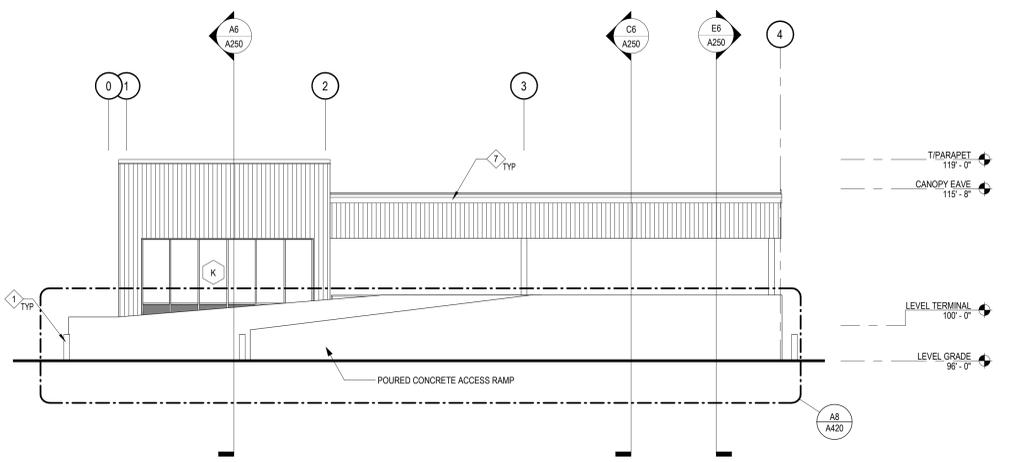
9 8 7 6 5 4 3 2 1

EXTERIOR ELEVATION PLAN KEYNOTES

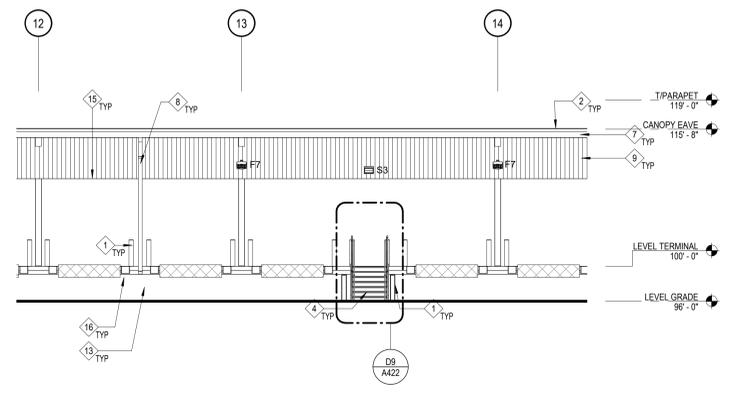
- 1 CONCRETE BOLLARD, SET PRIOR TO SLAB POUR. SHOP PRIME AND COVER WITH TWO (2) COATS OF SAFETY YELLOW AT STANDARD LOCATIONS AND FIRE-ENGINE RED ADJACENT TO EXTINGUISHER LOCATIONS. RE: TO PROJECT CRITERIA FOR DIAMETER AND HEIGHT INFO.
- 2 ROOF PANEL. RE: TO VENDOR DWGS AND PROJECT CRITERIA FOR ADDL INFO.
- 3 DOCK LEVER EDGE MOUNTED, MECHANICALLY OPERATED. RE: TO PROJECT CRITERIA FOR ADDL INFO.
- 4 STEEL FRAMED STAIRS. RE: TO STRUCTURAL DWGS AND PROJECT CRITERIA FOR ADDL INFO.
- 5 MAN DOOR. RE: TO DOOR SCHEDULE FOR ADDL INFO.
- 6 EXTERIOR CANOPY. RE: TO VENDOR DWGS AND PROJECT CRITERIA FOR ADDL INFO.
- 7 EAVE GUTTER. RE: TO VENDOR DWGS AND PROJECT CRITERIA FOR ADDL INFO.
- 8 EXTERIOR PREFINISHED METAL DOWNSPOUT. RE: TO VENDOR DWGS AND PROJECT CRITERIA FOR ADDL INFO.
- 9 INSULATED WALL PANEL. RE: TO INSULATION SCHEDULE, VENDOR DWGS, AND PROJECT CRITERIA FOR ADDL INFO.
- 10 LIGHT FIXTURE POLE MOUNTED. RE: ELEC DWGS FOR ADDL INFO.
- 11 LIGHT FIXTURE WALL PACK AT 9'-0" AFF U.N.O. RE: ELEC DWGS FOR ADDL INFO.
- 12 MAN DOOR. RE: TO DOOR SCHEDULE FOR ADDL INFO.
- 13 CONCRETE FOUNDATION. RE: STRUCTURAL DWGS.
- 14 EXTERIOR TRANSLUCENT WALL PANEL. AT NON-HEATED OR COOLED AREAS. RE: TO VENDOR DWGS AND PROJECT CRITERIA FOR ADDL INFO.
- 15 STRUCTURAL "SUPER HEADER" AND "SUPER JAMB" AT ALL DOOR LOCATIONS. RE: TO VENDOR DWGS AND PROJECT CRITERIA FOR ADDL INFO.
- 16 DOCK LEVER EDGE MOUNTED, MECHANICALLY OPERATED. RE: TO PROJECT CRITERIA FOR ADDL INFO.
- 17 TRASH COMPACTOR. PROVIDE PER OWNER DIRECTION.



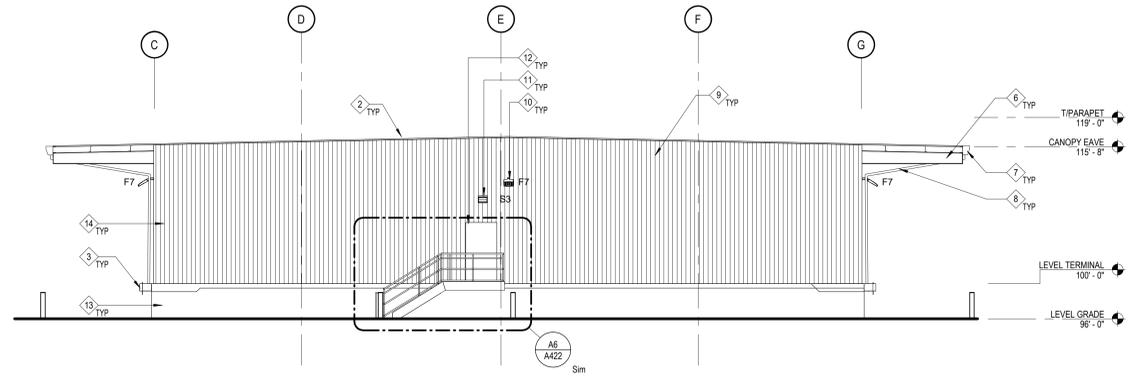
D9 A201 ENLARGED OFFICE ELEVATION EAST
SCALE: 1/8" = 1'-0"



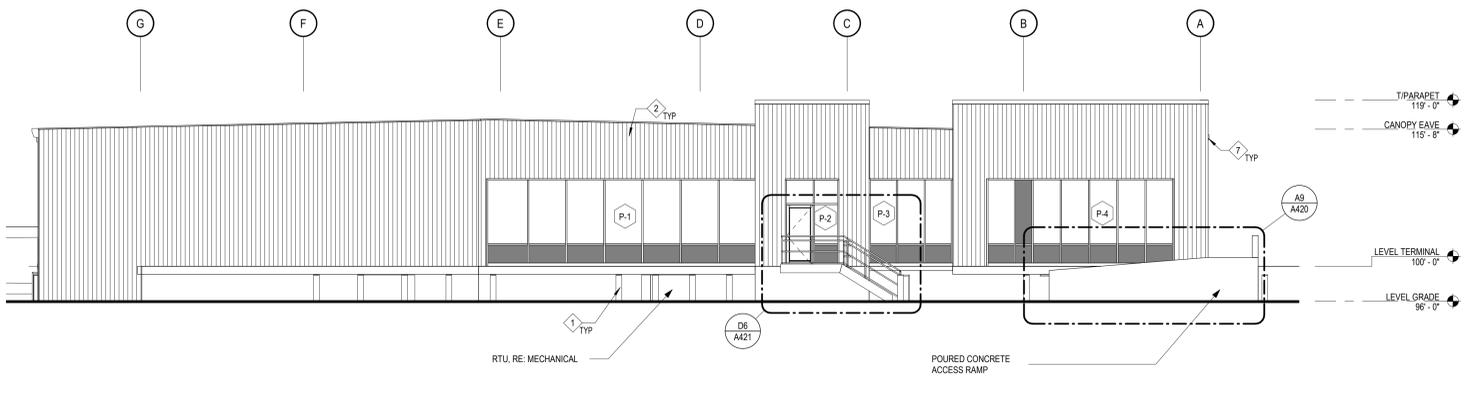
B9 A201 ENLARGED OFFICE ELEVATION WEST
SCALE: 1/8" = 1'-0"



A9 A201 ENLARGED TERMINAL DOCK ELEVATION
SCALE: 1/8" = 1'-0"



B5 A201 ENLARGED TERMINAL ELEVATION SOUTH
SCALE: 1/8" = 1'-0"



A5 A201 ENLARGED OFFICE ELEVATION NORTH
SCALE: 1/8" = 1'-0"



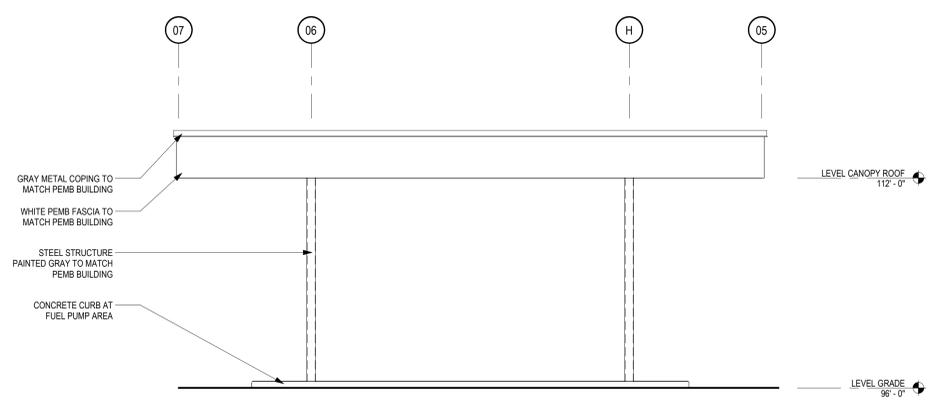
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 2256 CLAREMONT COURT
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 ENLARGED BUILDING
 ELEVATIONS

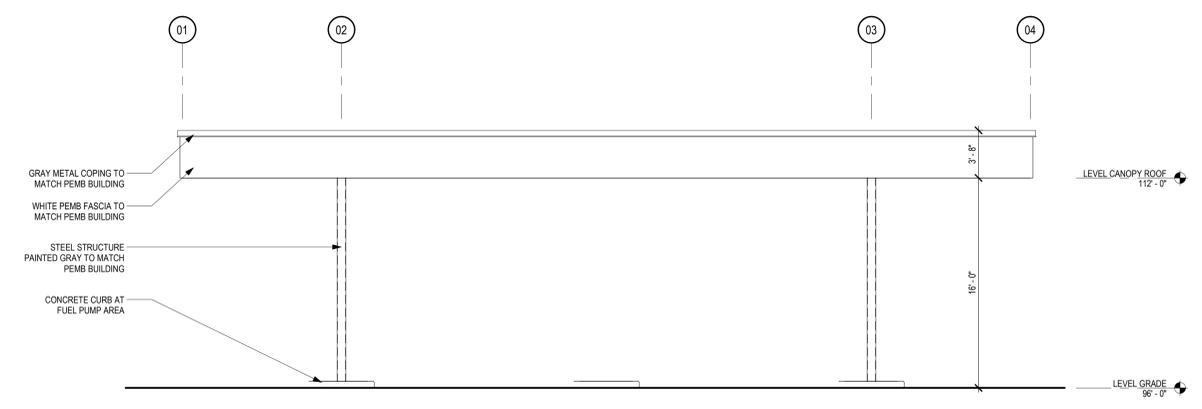
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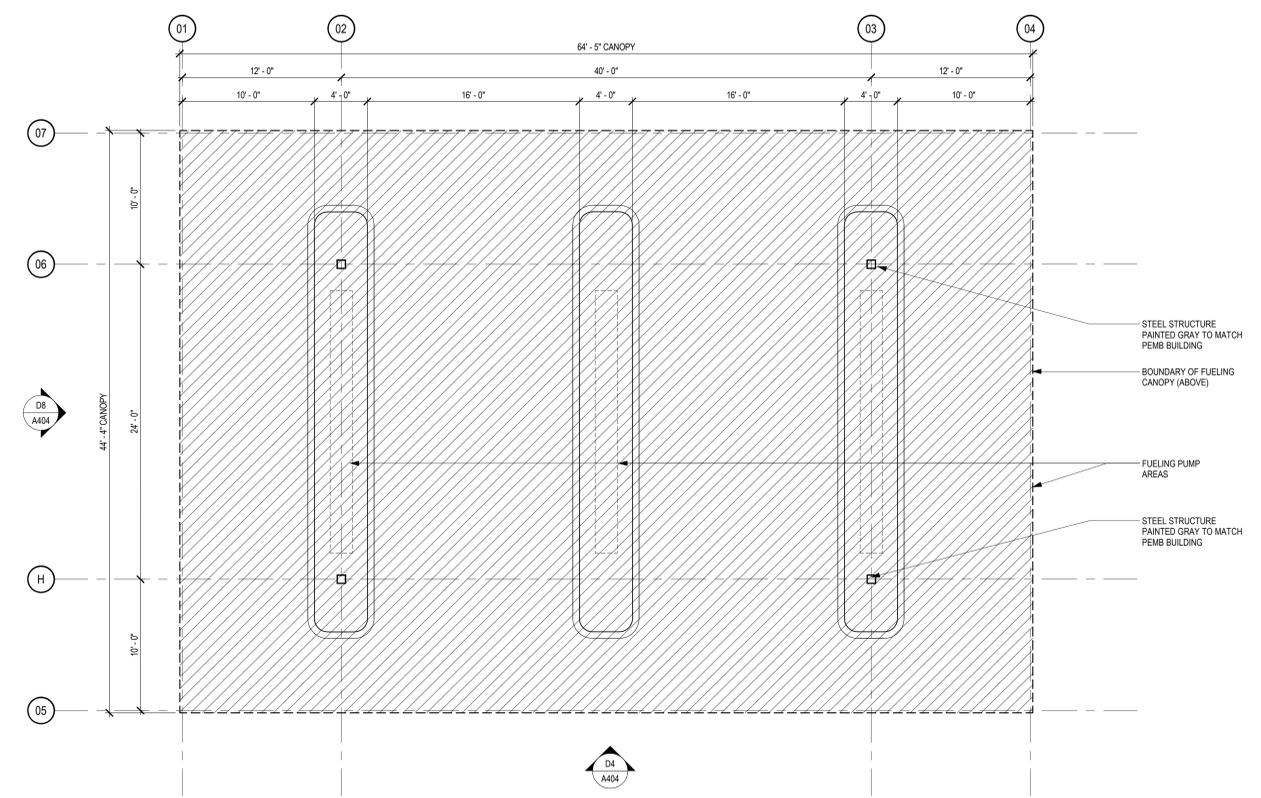
G
F
E
D
C
B
A



D8 NORTH/SOUTH FUELING CANOPY ELEVATION
SCALE: 3/16" = 1'-0"



D4 EAST/WEST FUELING CANOPY ELEVATION
SCALE: 3/16" = 1'-0"



A4 FUELING CANOPY PLAN
SCALE: 3/16" = 1'-0"



NO.	ISSUED FOR	DATE

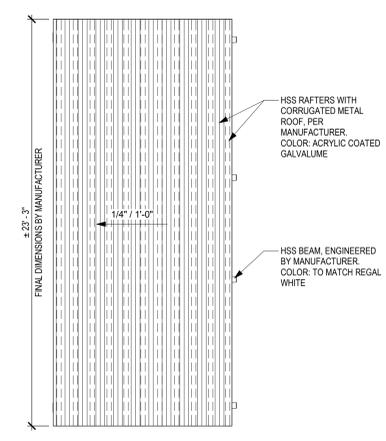
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CENTRAL TRANSPORT -
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 HAYWARD, CALIFORNIA
 FUELING CANOPY -
 VIGNETTE

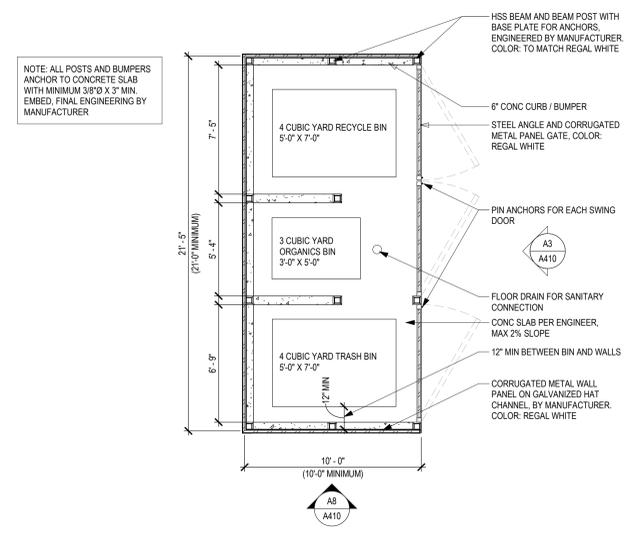
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 DATE: 04/21/25 SHEET NO.:
 PROJ. NO.: 223.12 **A404**

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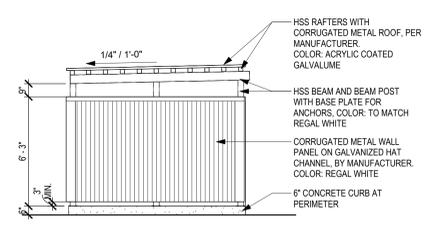
NOTE: BASIS OF DESIGN - US ENCLOSURES MANUFACTURER
FINAL ENGINEERING AND DIMENSIONS TO BE CONFIRMED WITH MANUFACTURER. MINIMUM DIMENSIONS TO BE MAINTAINED ACCORDING TO AHJ REQUIREMENTS.



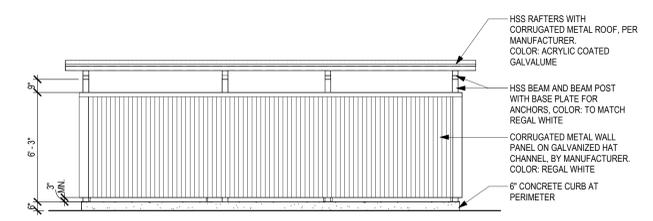
C5 ENLARGED ROOF PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



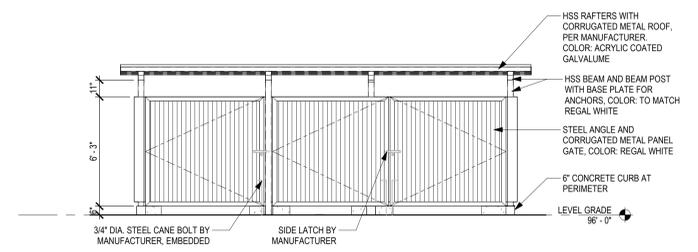
C3 ENLARGED PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



A8 TRASH ENCLOSURE - SIDE
SCALE: 1/4" = 1'-0"



A5 ENLARGED ELEVATION - BACK
SCALE: 1/4" = 1'-0"



A3 TRASH ENCLOSURE - FRONT
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

Table with 2 columns: PLANNING COORDINATION NO., ISSUED FOR DATE

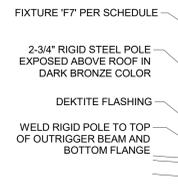
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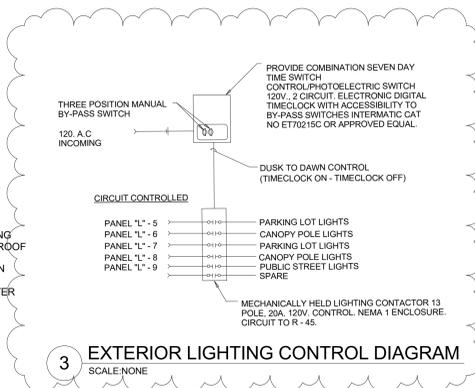
2256 CLAREMONT COURT HAYWARD, CALIFORNIA ENLARGED TRASH ENCLOSURE

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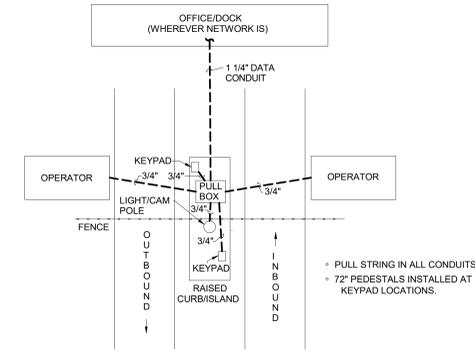
DATE: 12.02.2025 SHEET NO.: 223.12 A410



2 CANOPY BEAM DETAIL
SCALE: NONE



3 EXTERIOR LIGHTING CONTROL DIAGRAM
SCALE: NONE



4 TERMINAL GATE DATA CONDUIT LAYOUT
SCALE: NONE

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	DESCRIPTION	PART NUMBER	LAMP	WATTS	VOLTS
S1	MCGRAW - EDISON	GLEON-SA1D-750-U-AFL-COLOR-HSS		3' SINGLE POLE LIGHT	67	277
F7	HOWARD LIGHTING	LAL1D C MV 7 50 (COLOR) 1 NR NC		EXTERIOR FLOOD ON OVERHANG	300	277

1. CONFIRM FINISH OPTIONS WITH ARCHITECT/OWNER PRIOR TO ORDERING
2. POLES SHALL BE SQUARE, TAPERED STEEL ON CONCRETE BASE AND FACTORY-FINISHED TO MATCH LUMINARIES

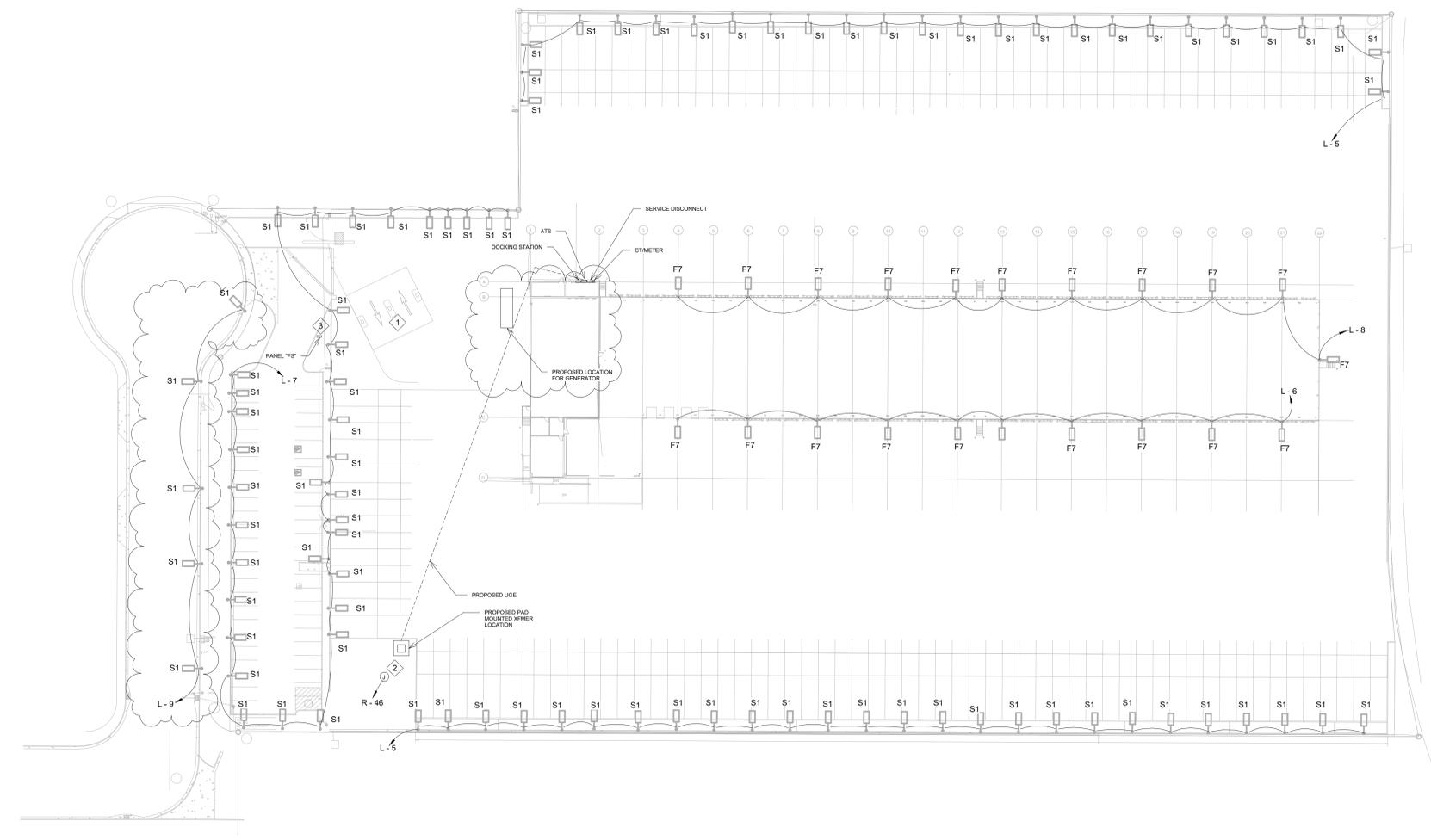
GENERAL NOTES

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ALL FIXTURES TO BE FULL CUTOFF.
4. SIZE ALL SITE FEEDERS TO LIMIT VOLTAGE DROP TO 3% MAX.

ALL EXTERIOR LIGHTING, SIGNAGE, ETC. SHALL BE ON SAME ASTRONOMICAL TIMER. TIMER MUST ALSO HAVE INDEPENDENT LITHIUM-ION BATTERY BACK-UP TO ELIMINATE REPROGRAMMING REQUIREMENTS.

NOTES BY SYMBOL

1. PROVIDE (1) 2" UNDERGROUND CONDUIT FOR DATA AT FUEL STATION. STUB TO ELECTRICAL ROOM.
2. CONNECTION FOR MONUMENT SIGN. PROVIDE (1) 1" CONDUIT FOR DATA. COORDINATE EXACT LOCATION WITH SIGN INSTALLER AND OWNER PRIOR TO ROUGH-IN.
3. PANEL "FS" SHALL BE MOUNTED ON A FREESTANDING STRUCT. CIRCUIT PANEL TO R-46, 50, 52.



1 ELECTRICAL SITE PLAN
1" = 40'-0"



Permit	08/14/2023
Submittal, Lighting, Elevation	08/10/2023
ISS	07/10/2023
NO.	ISSUED FOR: DATE



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PROPOSED LOGISTICS FACILITY

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HAYWARD, CALIFORNIA

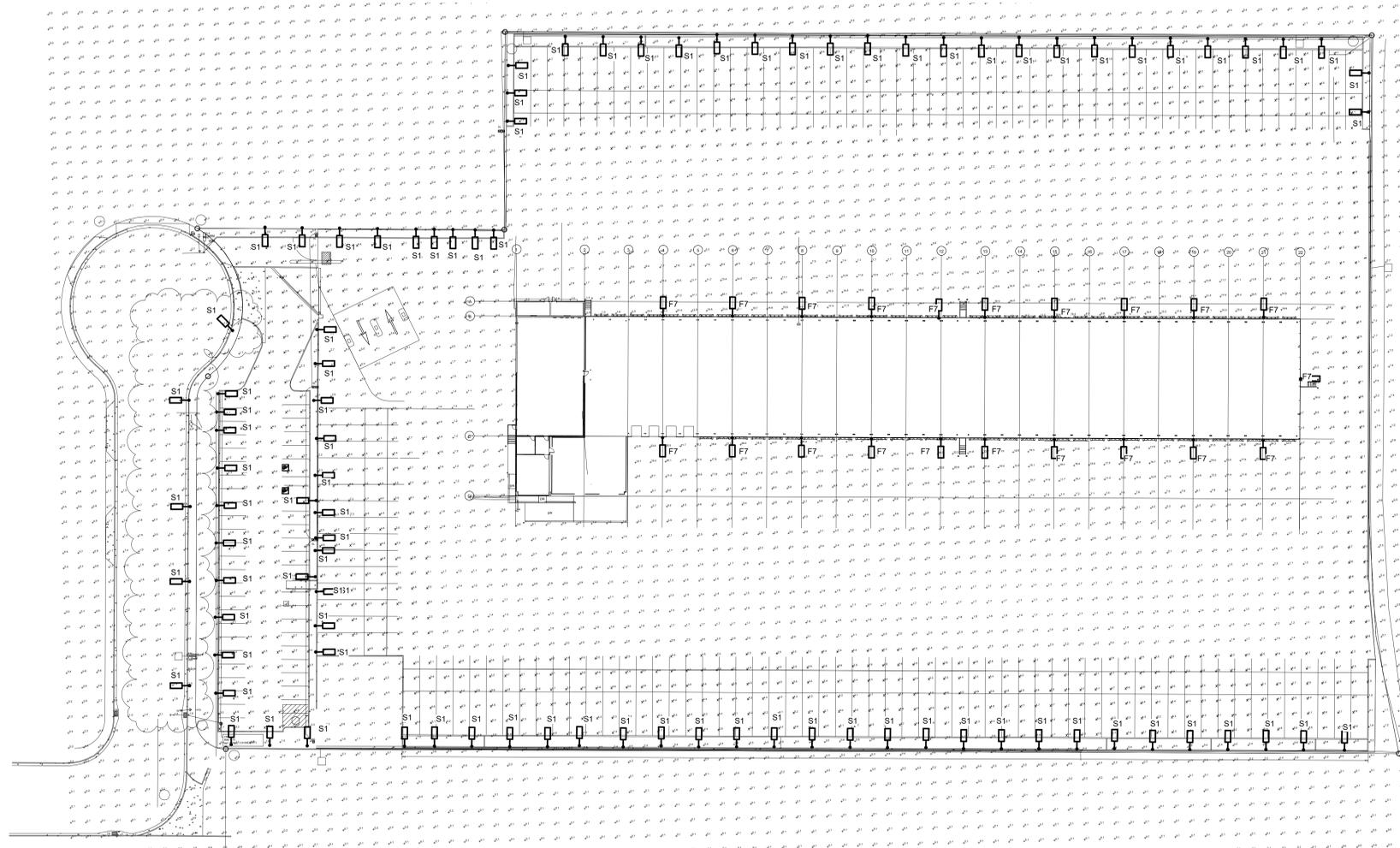
ELECTRICAL SITE PLAN



DRAWN BY: Author CHECKED: Checker
DATE: 10/23/23 SHEET NO.: E001
PROJ. NO.: fdsaf

DRW	ADA	REVISION	ADA	DC	JEM	APPD	JFT
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING-DRIVEWAY	X	4.2%	8.3%	1.0%	8.3/1	4.2/1
PARKING-DRIVEWAY	X	3.6%	7.7%	0.6%	15.4/1	7.0/1



1 PHOTOMETRIC SITE PLAN
1" = 40'-0"



08/14/2024

Permit	08/14/2024
Submittal/Building Elevation	08/14/2024
NO.	10/23/23
ISSUED FOR	DATE



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PHOTOMETRIC SITE PLAN

DRAWN BY: Author CHECKED: Checker

DATE: 10/23/23 SHEET NO.: E002
PROJ. NO.: fdsaf

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